

#### WILL COUNTY LAND USE DEPARTMENT

58 E. Clinton Street, Suite 500 • Joliet, Illinois 60432 815/774-3321 • Fax: 815/727-8638

December 15, 2014

Environmental Management Support, Inc. Attn: Mrs. Edie Findeis Cromwell 8601 Georgia Avenue, Suite 500 Silver Spring, MD 20910 Phone 301-589-5318 Mr. Brad Bradley 77 W. Jackson Blvd. Mail Code SM-7J Chicago, Il 60604 Phone 312-886-4742

Dear Mrs. Cromwell & Mr. Bradley:

Please find enclosed Will County's proposal for a Brownfields Community-Wide Assessment Grant. This proposal supports both the \$200,000 request for Petroleum Assessments and the \$200,000 for Hazardous Substance Assessments for a total of \$400,000. These funds are requested in support of Will County's desire and vision to aid in the redevelopment and revitalization efforts of the municipalities within the County. The ultimate goal is to provide opportunities for economic development to all municipalities and an increased quality of life for all the citizens of Will County without regard to their urban or rural locality.

To accomplish this, Will County has begun the process of compiling a list of Brownfield sites in the County through outreach meetings held with local municipalities, local organizations and through research of the Illinois Environmental Protection Agency State database. This inventorying was made possible through a Local Technical Assistance Grant from the Chicago Metropolitan Planning Agency (CMAP) received by the County in 2013. The County used the inventory list generated through the grant to contact local municipalities located in rural and urbanized areas of the County.

Through the initial outreach efforts, the County has seen tremendous positive feedback from numerous interested municipalities in need of assistance and aid in beginning or continuing the assessment process of potential Brownfields within their communities. Assessment aid would allow many of the municipalities the ability to characterize and remove some of the long standing misconceptions of a particular property's impacts, this action would allow for a communities ability to market the properties for redevelopment or allow such properties to be developed into much needed open space for use as community gardens or recreational area. We hope to begin our successful partnership with EPA by adding Will County to the growing list of Brownfields success stories.

The information summarized below itemizes the required cover letter criteria:

#### A. Applicant Identification:

Will County 302 N. Chicago St. Joliet, IL 60432

B. Applicant DUNS number: 020035838

Mr. Mrs. Edie Findeis Cromwell

Environmental Management Support Inc.

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Date: 12/15/14

C. Funding Requested:

Grant Type:

Assessment

Grant Type:

Assessment

Amount:

\$200,000

Amount:

\$200,000

Contamination: Hazardous

Substances

Contamination:

Petroleum Substances

Grant Type:

Community-Wide

Grant Type:

Community-Wide

D Location:

This proposal would serve the County of Will, Illinois

E. For site-specific proposals site address

N/A

F. Contacts

I. Project Director:

Mr. Eric Fasbender, Brownfields Project Manager

Will County Land Use Dept.

Resource Recovery & Energy Division

58 E. Clinton St., Suite 500

Joliet, IL 60432

Email: <u>efasbender@willcountylanduse.com</u> Phone: 815-774-4348; Fax 815-722-3410

II. Chief Executive Officer: Mr. Lawrence M. Walsh, Will County Executive

Will County Office Building

302 N. Chicago St. Joliet, Il 60432

Phone: 815-774-7480; Fax: 815-740-4600

G. Date Submitted:

December 15, 2014

H. Project Period:

Three years

I. Population:

I. General Population: Will County 2010: 677,560

II. Population of Target Area: Wilmington: 11,851 / Joliet: 147,433

Romeoville: 39,680 / University Park: 7,129

J. Other Factors Checklist: Please see attached

The narrative grant proposal and required information is attached. Should you have questions regarding this proposal, please contact me at 815-774-4348.

Sincerely,

Eric Fasbender, Brownfields Project Manager

Will County Land Use Dept.

Resource Recovery & Energy Division

#### NARRATIVE PROPOSAL

V.B.1 Community Need (50 Total Points)

V.B.1.a Target Community and Brownfields (25 Points)

V.B.1.a.i Targeted Community Description (5 Points) - Will County, founded in 1836, covers approximately 837 square miles and is comprised of 37 municipalities and 24 townships some of which face impacts from over 100 years of industrial pollution and decades of heavy traffic. As a result, many of the potential assessment sites and adjacent neighborhoods are in historically industrialized, low-income, areas of the County, faced with impacts from decades of intense industrial activity, disproportionate gentrification, major roadway and traffic congestion and food deserts (lack of fresh fruits and vegetables). Will County is committed to its goal of aiding Brownfield economic redevelopment and revitalization efforts in the impacted areas within the County in order to provide opportunities for economic development and increased quality of life for all the citizens of the County. All while assessing Brownfield sites with an eye towards health indicators and environmental remediation decisions that are based upon the holistic well-being of our County and target community residents. The activities and approaches described in the sections that follow are designed to be a catalyst for economic reinvestment and revitalization in the target areas and throughout the County.

Given the County's size, assessment activity will be focused on assessing Brownfield sites which the County or a municipality owns or has a controlling interest in. The four target areas selected for focused assessment, cleanup and redevelopment include The City of Joliet, City of Wilmington, Village of Romeoville and the Village of University Park.

<u>Joliet</u>, has been home to moderate to heavy industrial uses for over 100 years. As the County's largest city it has been the County seat since 1836, the year the Illinois-Michigan Canal broke ground, sparking Joliet's industrial, commercial and residential growth.

Historically, most of Joliet's industrial and manufacturing properties were located around its central business district. The late 19th and 20th century brought lime stone quarries, steel production, oil refineries, and breweries to Joliet. The construction and improvements of the Interstate system in the late 1950's resulted in a boom in its manufacturing and industrial business population. Over the next twenty years, Joliet became known as a major steel, refining and manufacturing center, including industrial icons like U.S. Steel, Texaco, Mobil Oil and Caterpillar. Over those years, Joliet faced its share of cyclical recessions, until the late 1970s when, within a short period of time U.S. Steel, Texaco Refinery and the GAF roofing plant all prematurely closed their doors in Joliet, resulting in other ancillary factories in the County closing or sharply reducing employment levels. This recession brought great hardship to the City and County evident in 1983 when Joliet had unemployment rates of 26.7%. The lack of economic activity, coupled with staggering unemployment, devastated Joliet's central business district (downtown) with retail properties leaving for new developed commercial areas disconnected from downtown. This lack of commercial/retail properties brought on the flight of residential and commercial office owners and tenants. The 1990's brought the approval of offshore gaming in Illinois and hope back to Joliet and western Will County. From the 1990's until present, revitalization efforts of the City's downtown, along with the vacant manufacturing facilities shuttered in the late 1970's has been slow resulting in impacted communities affected by plant closures struggling to revitalize.

Wilmington, is a small community located along Illinois Route 53 (formerly Route 66), I-55 and the Kankakee River. The river was the hub of economic activity, the heart of Wilmington's downtown and its main power source, making it an ideal location for industrial manufacturing. When coal was discovered at the end of the 19th century, Wilmington's farmland was replaced by strip mines. With the opening of the Joliet Arsenal during WWII, which produced ammunition and explosive ordinances, Wilmington's population began to grow. In the late 1950's, an asphalt roofing plant (Celotex) began operations in the northern portion of the City along the Kankakee River. The development of the national interstate system in the 1950's, the regional economic downturn of the 1970's and finally Celotex closing its plant in the early 1980's resulted in Wilmington's population and economic growth being drastically slowed leaving the City struggling to

revitalize and address the environmental impacts left behind by arguably the City's largest manufacturer Celotex.

Romeoville is located on the northern border of Will County, along the Des Plaines River, Illinois-Michigan Canal and Sanitary and Ship Canal. The community was created as a direct result of the planning and construction of the Canal. In the last decades of the 19th century and in the early 20th, heavy industrial mining and limestone quarries supplemented the Village's agricultural economy. Due to Romeoville's location on bluffs it was not until the 1950's and 1960's when development east of the Des Plaines River and the completion of Interstate 55 transformed Romeoville from a population of 150 (1950) into over 12,000 (1970). As the Village's population and economy continued east, so too did retail, industrial and manufacturing activities. As with Joliet and Wilmington, the regional economic downturn of the 1970's greatly slowed the residential and economic growth, resulting in the flight of residential populations, commercial office owners and industrial businesses to more prosperous locations. These relocations resulted in a high number of abandoned or underutilized properties. Based on information received from the Village of Romeoville, approximately 15 potential sites have been identified based on their high potential for contamination, underutilization and location within 1 mile of established residential subdivisions. Past uses have been indicated to range from gas/service stations, light to moderate industrial facilities and heavy limestone mining applications. The contamination of these potential sites, affects the surrounding community due to potential health risks from groundwater and soil contamination.

University Park is located in the eastern agrarian portion of Will County and is home to Governors State University (GSU). As one of the region's few planned communities, University Park, until 1971, was known as Wood Hill and Park Forest South. In the late 1950's, land was purchased by Woodhill Enterprises for a large subdivision with Construction beginning in 1961. In 1967, with a projected population of 100,000 residents, New Community Enterprise (NCE) supported the incorporation of Park Forest South. Under the Federal Housing and Urban Development Act of 1968, Park Forest South was designated one of 15 new HUD communities. Planning included space for residential, commercial and industrial development and addressed the needs for education, recreation and faith community facilities. In 1970, the State of Illinois allocated \$24 million for the GSU campus. In 1971, HUD guaranteed \$30 million in loans to complete the development of University Park and to install the infrastructure needed to support the GSU's footprint, including apartment complexes and Governor's Gateway Industrial Park. The recession of the late 1970's ended the HUD Grant project because initial growth projections could not be supported. As a result, the Village changed to a slow growth plan, projecting a total population of 20,000-25,000 residents which to date has not been achieved. The economic downturn, coupled with the Village not achieving its initial population projection of 100,000 residents, lead to local commercial/retail business closure as well as corporations relocating out of the industrial park to other areas within the County.

As of 2014, University Park has no grocery stores or fresh food markets. In addition, very few commercial, business and retail properties. In hopes of boosting enrollment at the University and to bring more industrial and manufacturing properties to the area, the Illinois Department of Transportation has broken ground on an interchange from I-57, making University Park more accessible to the interstate.

**V.B.1.a.ii** Demographic Information (5 Points) - Among the County's targeted communities, Joliet and University Park face high poverty and unemployment rates as compared to the County and State. The table outlines the targeted communities and target tracts which are at the greatest disadvantage and are the most impacted by facility and manufacturing closure. In Joliet Census Tract 8813.02 on the northeastern side of Joliet, 49.4% of residents are minority and nearly 27% are families living below the poverty threshold. In University Park (Census Tract 8836.05), 93.9% of residents are minority with nearly 24% of the population being unemployed. In Romeoville Census tract 8802.02 located in the northern portion of the Village nearly 39% of the population is minority with 9.7% of the families living at or below the poverty threshold. The economic effects of Brownfields on the target communities and County are discussed in Section 1.c.ii

	Joliet/ Tract 8813.02	Wilmington/ Tract 8834.01	Romeoville/ Tract 8802.02	University Park/Tract 8836.05	Will County	Statewide	National
Population	147,433/ 21,403	11,851/ 4,164	39,680/ 4,502	7,129/ 1,671	677,560	12,830,632	308,745,538 <sup>1</sup>
Unemployment	8.4%/ 8.4%	6.0%/ 6.2%	7.3%/ 8.2%	22.4%/ 24.5%	6.8%	7%	6.7%2
Poverty Rate	22.6%/ 27%	7.6%/ 7.9%	9.4%/ 9.7%	21%/ 21%	7.7%	13.7%	11.8% 3
Percent Minority	33%/ 49.4%	3.4%/ 1.2%	24%/ 39%	93.9%/ 93.9%	23%	28.5%	26.7%1
Median Household Income	\$61,948/ \$41,048	\$58,488/ \$55,149	\$70,541/ \$65,642	\$48,173/ \$31,134	\$76,352	\$56,853	\$51,371 <sup>3</sup>

<sup>&</sup>lt;sup>1</sup>Data are from the 2010 U.S. Census data and are available at www.census.gov/

**V.B.1.a.iii Brownfields (5 Points) -** In 2013, the County was awarded a Local Technical Assistance grant (LTA) from the Chicago Metropolitan Planning Agency (CMAP). This grant allowed the County to develop an initial inventory of Brownfield sites across the County. The selection criteria for this inventory was to consider sites that might be suitable for solar energy, local food production (i.e. community gardens) and open space development consistent with the neighboring area and which would stimulate achievement of the areas highest and best use.

Joliet, With its intense industrial and manufacturing uses over the past 100 years, Joliet has been left with abandoned commercial and industrial buildings caused by the cyclical closure and relocation of many large manufacturing facilities. Over the last 15 years, the city's east side, as compared with its less industrialized west side, has only seen modest revitalization, largely due to the abundance of large vacant properties previously occupied by heavy and intense industrial uses. The largest area of the blight caused by facility closure is the 190-acre Joliet Correctional facility, referenced here as Prison West (30 acres) and Prison East (160 acres), and the US Steel site (a noncontiguous 99-acre parcel south of the prison) located near tract 8813.20. These sites are only two examples of the many similar other vacant facilities in Joliet, which are located in the heart of a low-income neighborhood and which the County has plans to assess as part of this grant. Historically, the US Steel facility was used to manufacture various types of steel products for national and global construction, manufacturing and automotive industries. In order to address environmental impacts found on the property, the US Steel site entered into the State of Illinois EPA Voluntary Cleanup program in 2005 and was found to have VOC, SVOC, and heavy metal impacts associated with its operations. The Joliet Correctional facility was a state owned prison closed in 2002. Given the age of the facility and previous environmental studies conducted on the property, it is known that contamination exists, consisting of asbestos and lead paint on the Prison West site, along with VOC, SVOC and heavy metal issues (lead) on portions of the Prison East site.

<u>Wilmington</u> faces contaminated properties, which seriously threaten this small rural community's vulnerable drinking water supply (surface and well). One of the largest Brownfield sites in Wilmington, the former Celotex Corporation along with the adjacent recently closed wastewater treatment plant, located near Tract 8834.01, totals approximately 90 acres of land. The site is located in the northern portion of the City and is bordered on the north, south and east by residential land. The primary waste generated by Celotex was reported to be an off-specification roofing shingle and tar paper. Sludge waste was also generated and was the

<sup>&</sup>lt;sup>2</sup>Data is from the Bureau of Labor Statistics and is available at <u>www.bls.gov</u>

<sup>&</sup>lt;sup>3</sup>Data are from the U.S. Census 2012 American Community Survey and is available on American FactFinder at <a href="http://factfinder2.census.gov/faces/nav/ist/pages/index.xhtml">http://factfinder2.census.gov/faces/nav/ist/pages/index.xhtml</a>

byproduct from recycling of rags, wood pulp, paper and magazines used in the production of felt. These wastes were reported to be disposed of on-site in two unpermitted landfills and several unlined disposal lagoons. During a pervious site assessment, the site soils were determined to be impacted with VOC, SVOC, arsenic, copper, lead, and nickel and zinc in concentrations three times that of the area background. Groundwater samples collected were found to exceed the groundwater standards for arsenic and lead. A detailed report, completed by the City's consultant recommended that the City of Wilmington "Refrain from acquiring, leasing or occupying the site until the status of the site is determined by the USEPA and IEPA." The contamination of this site affects the community due to groundwater contamination, irrigation to surrounding non-commodity farming area and makes the continued recreational use of the waterway (Kankakee River) dangerous. This site is only one example of the many similar other properties in Wilmington which the County plans to potentially assess as part of this grant.

Romeoville, As a community, situated on the Des Plaines River, along Route 53 (historic Route 66) corridor, has experienced an unusually high number of abandoned or underutilized properties with past historical uses such as gas and/or service stations, light/moderate industrial facilities and heavy industrial mining applications. Based on information received from the Village of Romeoville, the Village noted that they have approximately 15 sites of great concern based on their high potential for contamination, underutilization and location within one mile of the Village's oldest established residential subdivisions. The bulk of these properties are located in the eastern portion of Romeoville, along the Route 53 corridor. Potential contamination issues along the corridor can be expected to consist of petroleum impacts associated with sites with historical uses as gas/service stations. Impacts associated with sites with past uses as light to moderate industrial facilities, can be expected to consist of organic and inorganic compounds. For those sites that have had heavy mining applications, the possible impacts could range from heavy metals impacts (associated with mine tailings) to organic solvent impacts (associated with onsite processing operations). The contamination of these potential sites, affects the community due to potential health risks from groundwater and soil contamination.

<u>University Park</u> faces both urban challenges of low-income communities and the rural challenges similar to those of the Wilmington. Because growth projections made in 1967 were never achieved combined with local commercial/retail business closure and corporations relocating out of the industrial park to other areas within the County, the Village has been left with vacant and underutilized properties. The largest Brownfield site within the Village is an underutilized 10-acre multi-unit shopping complex owned by the Village. A large majority (34,400 square feet) of the site's building was previously occupied by the Village's only grocery store and has been vacant for over five years. This loss has caused a food desert causing residents to travel at least five miles to purchase fresh food. Historically, multi-unit shopping complexes of this nature have a variety of tenants such as small family restaurants, beauty salons, retail outlets, light commercial and drycleaners. Given the site's known past uses and assumed past uses, the perceived environmental impacts present on the site could range from organics associated with petroleum fuels and cleaning solvents to inorganics such as heavy metals from potential light commercial uses.

V.B.1.a.iv Cumulative Environmental Issues (10 Points) - Will County's urban and rural communities have been affected by over 100 years of industrial pollution, decades of heavy traffic and active landfills impacting the air, water and land. As manufacturing decreased in the County, no provisions were made for the clean-up and redevelopment of contaminated properties. As a result, urban and rural communities have clearly experienced a disproportionate burden of health risks from both environmental contamination and conditions that make individuals more vulnerable to illness and poverty. Many of the potential assessment sites and adjacent neighborhood corridors are in the more historically industrialized, low-income, areas of the County and face such impacts as intense industrial pollution, out-migration, major roadway and traffic congestion. Many of the impacted sites are also adjacent to river ways, creeks or streams, resulting in impacts on wildlife and contributing to the overall degradation of the waterways that travel through cities and villages not only within, but also outside of Will County. It is these types of impacts that have lead the County to seek assistance

to help address these and numerous other challenges facing our historically industrialized urban and rural communities within the County. Will County is committed to its goal of aiding Brownfield redevelopment and revitalization efforts in the impacted areas within the County in order to provide opportunities for economic development and increased quality of life for all the citizens of the County without regard to their locality. V.B.1.b Impacts on Targeted Community (10 Points) - As indicated above, low-income residents, people in poverty, minorities, and those receiving public assistance represent a greater percentage of the population in the target community neighborhoods. These sensitive populations are thus disproportionately impacted by the unaddressed Brownfield sites in the target communities and nearby neighborhoods. The types of contaminants associated with the communities described in Section a.iii. above are typical of Brownfield sites throughout the County, based upon the County's conversations with many local municipalities that were contacted in preparation for this grant. Several of these contaminants (PAHs, VOCs, select solvents and lead) are known carcinogens. Health effects associated with chronic exposure to these carcinogens include respiratory system problems, developmental delay, central nervous system effects, and reproductive system effects (Center for Disease Control ASTDR Tox FAQ Sheet). Neighborhood residents are potentially exposed to site soil contaminants through dermal contact, ingestion and inhalation of particulates and vapors, and this threat is heightened due to the location of many of these sites within residential neighborhoods and near schools. These sensitive populations generally have reduced access to health care, which can result in delayed treatment of health issues resulting from chronic exposure to these chemicals.

Brownfield sites are also disruptive to neighborhood connectivity and general well-being. Within the target communities, some Brownfield properties, as in Wilmington, block or limit access to the river for recreational activities (fishing, boating, water skiing and swimming). Others, such as those in Joliet, serve to disconnect residential neighborhoods from community facilities and vibrant commercial/retail corridors. In addition to the issue of connectivity, the existence of Brownfields negatively impacts accessibility to fresh foods and vegetables, safety and quality housing. According to the State of Illinois County Health Rankings & Roadmaps that charts each of the 102 Counties from 1 (best) - 102 (worst), Will County ranks 82<sup>nd</sup> in Physical Environment, with only 51% of the entire County's population having access to parks, 6% of the County having limited access (within ten miles of the home) to healthy foods and fast food restaurants accounting for 58% of the available dining options in the County. Nearly 7% of the Will County low-income population has limited access to a grocery store, a number higher than that found statewide or nationally. These statistics particularly alarming because of the respondents surveyed by the Will County Health Department, the following health conditions were reported: allergies, high blood pressure, back pain, high cholesterol, dental problems, obese/overweight, diabetes, asthma, digestive and stomach disorders and depression. The majority of these conditions and illnesses are environmental, diet or exercise based, further supporting the need for remediation and redevelopment of unaddressed Brownfield sites. This fact is why assessing Brownfield sites, with an eye towards these types of health indicators, best ensures environmental remediation decisions that are based upon the holistic well-being of our County and the target communities residents.

## V.B.1.c Financial Need (15 total points)

V.B.1.c.i Economic Conditions (5 Points) -The activities and approaches described in sections that follow are designed to be a catalyst for economic reinvestment and revitalization in the target areas as well as throughout the County. Will County, like many other Counties in the nation, has faced economic deterioration over the past many years, diminishing the County's ability to provided services to meet the basic needs of its residents. As such, the County does not have the ability to fund Brownfield projects through its General Fund. Funding is needed to conduct Phase I Environmental Site Assessments (ESA) in order for land to be acquired for redevelopment, stimulating new public investment, for Phase II ESA on properties with recognized environmental concerns, and for cleanup planning to support redevelopment of Brownfield properties.

Without funding, the target areas will continue to face economic disruptions such as urban blight and low-income housing as faced in the City of Joliet due to the shuttering of many of the city's larger

manufacturing facilities. Economic conditions will continue to deteriorate as is the case in University Park where properties sit largely vacant due to lack of available funding to fully address environmental issues, resulting in loss of sales tax revenues, rent and additional income sources through underutilization as well as the creation of food deserts with the lack of available fresh fruits and vegetables to the residents. Funding is also needed for the rural areas of Will County, such as Wilmington, which still face the same effects as the larger more urbanized communities but without the capacity to manage assessment of contaminated properties on top of their already stretched local resources.

EPA funding will help the County remain focused on its vision to aid in the economic redevelopment and revitalization efforts of the municipalities within the County. This will allow the municipalities the ability to characterize and address long standing property impacts, market the properties for redevelopment or turn the sites into open space for use as community gardens or recreational areas.

V.B.1.c.ii Economic Effects on Brownfields (10 Points) - While EPA Funding will provide benefits to the entire County, the primary beneficiaries of the redevelopment activities will be the targeted communities themselves. Economic disinvestment and depressed property values in areas such as University Park and portions of the City of Joliet along with job flight to the suburbs has impacted not only the targeted areas but the County as well. Residents in Joliet (49.4% minority) and University Park (93.9% minority) experience a far higher minority population rate compared the United States (26.7%). These cities experience high poverty rates (Joliet-27%, University Park-21%) than the State of Illinois (13.7%) and the United States (11.8%). In addition, the unemployment rate (Joliet-8.4%, Romeoville-7.3%, University Park-22.4%) exceed the Illinois State Average of 7.0% and the United States average of 6.7% (<a href="www.census.gov">www.census.gov</a>). The presence of sites and other vacant Brownfields (see section 1.a.iii.) throughout the County and target communities further exacerbates the problem by decreasing property values and inhibiting the growth of the resident's assets, resulting in less investment by residents and businesses. These impoverished residents, who cannot afford to move away from Brownfields due to decrease in property values, are struggling to earn enough money to simply pay their bills, ultimately depending more and more on public aid (i.e. public assistance, unemployment benefits, medical programs, ect.), which the County and State are struggling to provide.

#### V.B.2 Project Description and Feasibility of Success (50 Total Points)

V.B.2.a.i Project Description (15 Points) - Will County seeks EPA Assessment funding to achieve its goal of aiding economic redevelopment and revitalization efforts in the impacted areas within the County in order to increase the quality of life for all the citizens of the County. Grant funding will be used by the County to provide up to 18 Phase I Assessments (9 hazardous substances, 9 petroleum), and up to 10 Phase II Assessments (5 hazardous substances, 5 petroleum) in the targeted areas. The County also plans to select two sites (1 hazardous, 1 petroleum) for development of cleanup/reuse plans. Explored, as part of the re-use plan will be the sites potential for renewable energy generation via solar, local food production (i.e. community gardens) and open space development. Currently, the County plans to focus on assessing municipally owned Brownfields sites in four municipalities in the County. The County, through its 2013 LTA Grant from CMAP, has already identified and initial base inventory list of potential Brownfield sites within the target municipalities, if over the course of the grant additional sites are identified, the County will assess each site with consideration given to aspects such as the redevelopment vision for the site and the communities overall need or support for the sites desired end-use. Identified sites will also be evaluated to determine what effect redevelopment will have on the nearby and local manufacturing. The four target areas currently being focused on include:

<u>City of Joliet -</u> As the County seat, has been home to moderate to heavy industrial uses for over 100 years. What was once a thriving city is now facing the need to address urban blight caused by the shuttering of many large manufacturing facilities along with a state owned prison which are contributing to low income housing, out-migration and urban blight in the surrounding neighborhoods.

In order to address these issues, the City has developed plans to reinvent itself as a tourist destination thereby aligning with the County's goal of redeveloping and revitalizing the impacted areas while providing opportunities for economic development and increased quality of life for all citizens. One of the ways that the County and City are working to accomplish this is through the participation in the Collins Street Task Force to redevelop the Joliet Correctional facility and the US Steel Plant.

The Collins Street Task Force was formed in November 2005 to address the redevelopment of the 190 acre shuttered Joliet Correctional Facility along with the adjacent U.S. Steel Plant located north of downtown. The County is currently working with members of the Task Force helping them seek funding and assessment assistance to address some identified environmental issues present on the sites.

The City, along with the County and other Task Force partners, have already begun to determine the best reuse plans for the properties and surrounding community. The uses being evaluated consist of a community parks, recreational fields or green space along with a planned commercial shopping, retail and light manufacturing districts. This is just one example of how the County is collaborating with its local municipalities in the redevelopment and reinvestment planning of their communities.

The County, as a core partner in The Chicago Metro Metal Consortium (CMMC) under the Investing in Manufacturing Communities Partnership (IMCP), seeks EPA funding to aid the City of Joliet in continuing their redevelopment and revitalization plans by providing them assessment and remediation assistance to assess known Brownfield sites in order to continue to spur economic redevelopment and increase the quality of life for the community and the local manufacturing.

<u>Village of University Park -</u> Located in the eastern portion of the County, faces both urban and rural challenges of low-income housing, out migration and limited tax revenues. In order to address these issues, University Park is focused on its comprehensive redevelopment plan which focuses on redeveloping and revitalizing the impacted areas while providing opportunities for economic development and increased quality of life for all citizens. The County intends to, as part of this grant, assist University Park by assessing the largest potential Brownfield site owned by the Village its shopping complex.

In the fall of 2014, the local University (Governors State) for the first time offered on campus housing to its students. As such, the need for a local grocery store and local outlets for the students housed on the campus, for the low-income residents and indirectly for the employees of the nearby manufacturing/light industrial park has never been more critical to the Village's revitalization efforts. In order to aid the Village in achieving this goal, assessment grant funds will be used to identify real or perceived threats within the Village, focusing on the Village owned shopping complex. The goal is to aid the Village in increasing the quality of life for all the citizens within the Village along with local manufacturing.

<u>City of Wilmington -</u> A small rural community located along the Kankakee River, still faces the same effects as the larger more urbanized communities but without the capacity to manage assessment of contaminated properties on top of its already stretched local resources. Contamination from potentially impacted properties is a serious threat in this small rural community due to proximity to and accessibility by the population to a vulnerable water supply (surface and well).

The County will be assisting Wilmington in addressing its blighted and abandoned industrial/commercial properties through providing site assessment assistance to the City aiding them in addressing long standing vacant parcels. During our meetings with the Village, Wilmington's clear and well laid out revitalization and redevelopment plans quickly became evident. The plans for the redevelopment of a vacant industrial property along with an adjacent wastewater treatment plant were consistent with the County's Brownfield redevelopment goal and include a park and walking trail system acknowledging the areas past historical significant as part of the underground railroad and Indian tribal land. The County also plans on assisting Wilmington with their plans to remediate and redevelop an abandoned service station in its Village for use as a small grocery store, giving its local residents greater access to fresh foods. The County seeks EPA funding to aid the Village in continuing their economic redevelopment and revitalization plans by providing them assessment and remediation assistance.

<u>Village of Romeoville</u> - The Village of Romeoville, located on the Des Plaines River, along the Historic Route 66 corridor, has one of the fastest growing commercial corridors in Will County with I-55, I-355, Route 53 and Weber Road. Resulting in the Village experiencing an unusually high number of abandoned or underutilized properties with past historical uses ranging from gas and/or service stations to light/moderate industrial facilities.

In order to address these issues the County will use its grant funding to assist the Village in continuing to focus on their approximately 15 abandoned or underutilized properties along its Route 66 corridor with the long-range goal of revitalizing the corridor by creating new growth and job opportunities for the Village and County. Romeoville has already begun by constructing a new community center complex and successful redeveloping an abandoned gas station (ultimately purchased by Walgreens). As part of the Community Centers development, the Village was forced to address environmental impacts identified from a drycleaner previously located on the site.

The County's goal, as a CMMC core partner under the IMCP designee, is to provide the village with assessment assistance in addressing the impacts, perceived or actual, associated with the past use of the identified sites, so that the properties along this corridor can be redeveloped to their highest and best use. Therefore, this will allow the Village to further grow and prosper increasing the renewed commercial/light industrial business interest in the area.

V.B.2.a.ii Project Timing (5 Points) - Upon grant award, the Will County project team will develop a detailed work plan with clear milestones, including performance measures to track outputs and outcomes. The project team anticipates measuring the following outcomes: number of Brownfields assessed; jobs created; acres redeveloped; health impacts avoided; community meetings held; and green infrastructure created. This data will be included in quarterly reports to EPA reflecting the names and number of sites assessed with any public meetings or events of significance. Contractor procurement activities are anticipated to be completed within 90-days upon notice that the County has been awarded the grant. Request for proposals will be sent out to local consulting firms, which have Brownfields experience, and the lowest cost and most responsive and responsible firm will be selected. The RFP will make clear the completion deadline of three years, the number of anticipated Phase I, Phase II, and reuse plans which the County anticipates performing and penalties for not meeting outlined completion deadlines.

Through the County's outreach meetings and through its completion of an initial Brownfields inventory list of sites, the County has the ability to begin site selection and assessment immediately upon notification it has been awarded this grant. It has also been determined that the municipalities have good working relationships with private property owners and they have agreed to aid the County in every way possible to gain access, if needed. However, for the purposes of this grant, the County intends to focus on Brownfield sites in which either the County or municipalities own or have a controlling interest. Therefore, site access is not anticipated to be a problem.

V.B.2.a.iii Site Selection (5 Points) - In 2013, the County was awarded a HUD funded LTA grant, which allowed the County to develop an initial inventory of Brownfield sites. Through the grant, Will County collaborated with CMAP to create and rank Brownfield sites identified in the incorporated and unincorporated portions of the County. Sites were prioritized based on their size, planned end-use and ownership. Special consideration was given to those sites owned by either the County or a municipality or sites in which the County/municipality had a controlling interest. For this grant, the County will use the inventory list created and has already begun working with local municipalities to gain an understanding of their redevelopment plans and community vision. Sites will ultimately be selected based on community need, planned end-use and Will County goal of aiding economic redevelopment and revitalization efforts in the impacted areas within the County in order to provide opportunities for economic development and increased quality of life for all the citizens. All while assessing Brownfield sites with an eye towards environmental remediation decisions that are based upon the holistic well-being of our County and target community residents.

## V.B.2.b Task Description and Budget Table (20 Points) V.B.2.b.i Task Description (15 Points)

<u>Task 1 – Site Assessments</u>: Will County plans to initiate and complete up to **18 Phase I Assessments** (9 hazardous substances, 9 petroleum), estimated at \$4,000 each and up to **10 Phase II Assessments** (5 hazardous substances, 5 petroleum), estimated at \$25,000 each, based on estimates received from QEPs, in the projects target areas. These activities will be conducted by qualified environmental professionals (QEPs) and in accordance with the ASTM requirements. Funding is also included for Will County personnel to manage the site assessment activities.

Task 2- Cleanup Planning: The County anticipates cleanup planning will result from some Phase II ESAs. 2 Cleanup and Reuse Plans (1 hazardous substances, 1 petroleum), estimated at \$21,300 each, based on estimates received from QEPs, will be developed by QEP(s), with significant input from the property owner, the impacted municipality and the community. This task will involve coordinating with regulatory authorities, property owners and environmental professionals to ensure proposed remedial activities will: (1) be protective of human health and the environment, (2) promote economic development within the community, (3) encourage using sustainable remediation methods, and (4) be designed with the end use of the property in mind. Funds will be used to hire QEP(s) to prepare risk assessments, remedial action plans, and/or accurate cost estimates for various key reuse scenarios. For each grant, funding is included for Will County personnel to manage the cleanup and reuse planning activities, as well as limited community engagement meeting expenses such as promotional materials (\$250), facility costs (\$500) and equipment rentals (\$250).

<u>Task 3 – Project Management</u>: This task includes the management and execution of the grant as a whole. Limited funding will support the time of the project manager, who will serve as a liaison between EPA Region 5 and Will County, and will be responsible for assuring compliance with administrative and reporting requirements. **Travel expenses (est. @ \$1,500/ grant)** have also been set aside to attend EPA's national Brownfields conference and other regional Brownfield conferences over the course of the three-year project period to learn best practices and ways to leverage EPA resources.

Personnel Funds designated for each grant will partly support cost of the County's Brownfields project staff overseeing these assessments and Brownfields program development activities. Project time for the Brownfields project staff (at 10% time): \$44,000 salary/year x 10% x 3 years = \$13,200 + fringe @ 15% = \$1,700.

<u>Supplies for each grant</u> are estimated at approximately \$300 over 3 years for computer-related hardware, paper, ink and other miscellaneous office supplies.

Of the proposed budget, approximately 91 % of the grant funds will be spent directly on Phase I and Phase II site assessments and cleanup planning. For those costs not covered by the grant, The County has other funding sources available.

V.B.2.b.ii Budget Table (5 Points)

<b>Budget Categories</b>	Hazardous Substances				
(programmatic costs	Task 1: Site	Task 2: Cleanup	Task 3: Project	Total	
only)	Assessments	Planning	Management		
Personnel	\$5,000	\$5,000	\$3,200	\$13,200	
Fringe Benefits	\$600	\$600	\$500	\$1,700	
Travel	\$0	\$0	\$1,500	\$1,500	
Equipment	\$0	\$0	\$0	\$0	
Supplies	\$100	\$100	\$100	\$300	
Contractual	\$161,000	\$21,300	\$0	\$182,300	
Meeting Expenses	\$0	\$1,000	\$0	\$1,000	
Total	\$166,700	\$28,000	\$5,300	\$200,000	

Budget Categories	<u>Petroleum</u>				
(programmatic costs only)	Task 1: Site Assessments	Task 2: Cleanup Planning	Task 3: Project Management	Total	
Personnel	\$5,000	\$5,000	\$3,200	\$13,200	
Fringe Benefits	\$600	\$600	\$500	\$1,700	
Travel	\$0	\$0	\$1,500	\$1,500	
Equipment	\$0	\$0	\$0	\$0	
Supplies	\$100	\$100	\$100	\$300	
Contractual	\$161,000	\$21,300	\$0	\$182,300	
Meeting Expenses	\$0	\$1,000	\$0	\$1,000	
Total	\$166,700	\$28,000	\$5,300	\$200,000	

V.B.2.c Ability to Leverage (5 Points) – The requested grant funds represent a single funding tool. The County will make a significant contribution to the project in terms of staff time and experience to manage the grant activities. Will County, through the use of its solid waste fund, has the necessary financial resources to ensure that expenses associated with staff salaries, meeting expenses, supplies and other costs not covered or in excess of this grant are met. The target municipalities have also agreed to contribute staff time, meeting space and community outreach efforts. The County has also formed a partnership with Kansas State University's Technical Assistance to Brownfields Program (KSU) which has lead to KSU offering to assist the Country in conducting two outreach and engagement meetings within the chosen target areas (est. \$5,000) as well as provide technical assistance as needed (est. \$5,000/yr). Attachment 5 contains a letter of leveraging support from KSU. The following is a list of funding sources that the County has used for sites in the past and will seek to use with sites assessed with this grant.

- Local Technical Assistance Grant partnership with Chicago Metropolitan Agency for Planning
   (CMAP): A 2013 grant allowed for the development of an initial site inventory of potential
   Brownfield sites identified in the incorporated and unincorporated portions of the County. Through the
   grant, the County was able to identify in excess of 1,000 potential Brownfield sites.
- <u>USEPA Re-Powering America's Lands Feasibility Study for Renewable Energy on Brownfields:</u> The County has utilized USEPA's technical assistance twice to evaluate sites. The first site, the County owned landfill, was completed in December 2013. Through the study, solar is planned for use on the slopes to generate electricity which the County can then sell back to the grid. The second site, the former Joliet Correctional facility, located in Joliet, IL, was completed in October 2014. For this site, USEPA Technical Assistance was used to explore the potential for onsite solar use to offset operational and redevelopment costs associated with the development of the site.
- Illinois Environmental Protection Agency Technical Brownfields Assessment (TBA) grant: Funding received in 2014 was used to conduct additional Phase II ESA work on a large piece of the former Joliet Correctional facility to address lingering environmental issues prior to the various County and local agencies committing to purchase the site. The County's ability to secure the TBA funds allowed for the continuation of redevelopment plans on a site, which would have otherwise remained, vacant and underutilized. Planned future uses for the site include a community park, recreational fields, and green space, allowing for the connection of the current and planned commercial and retail district to the low-income residential neighborhoods surrounding the subject site.

#### V.B.3 Community Engagement and Partnerships (35 Total Points)

V.B.3.a. i. Community Involvement Plan (10 Points) - The County will utilize its long established community engagement infrastructure, to solicit input and communicate information to stakeholders as the County moves forward with its Brownfields initiative. Engagement activities will occur at convenient times

and be centrally located to maximize public involvement. Meetings with the target community residents and stakeholders will be used to determine properties that provide the greatest community benefits. Criteria used to select properties will include evaluation of the sites for business redevelopment, solar energy and open space development (i.e. community gardens) consistent with the neighboring area and which would stimulate achievement of the areas highest and best use.

The County will work with the target community's municipalities as well as continue to draw on its successful ability of the engagement strategies used during October 2012, when Will County completed and implemented a comprehensive revision to its zoning ordinance. During the revision process, a subcommittee was established which oversaw the ordinance revision process, reviewed project choices and provided input into project decisions. The subcommittee reported its project status monthly to the County Board. All meetings were open to the public and recorded by a third party and later made available on the Internet. Information regarding the ordinance revision status and progress was made available to the public on the County's website. Throughout the revision process, numerous meetings were held with members of the community and nearby manufacturing representing a variety of viewpoints. In addition, survey tools (both paper surveys at community meetings and on-line surveys distributed to a wide audience) were used for input on suggested changes which needed to be addressed. Public comments made during the meetings, received via the website and received from the survey process were evaluated to establish project objectives and debate the merits of various changes being made to the ordinance.

**V.B.3.a. ii. Communicating Progress (5 Points) -** Throughout the project period, the County will regularly reach out to the community and keep them informed and up to date through public meetings, neighborhood gatherings, church groups, speaker's bureaus, newsletter mailings, websites and social media. To bridge any communication barriers which might occur, the County has the ability to provide translators when needed to communicate with those who do not speak English. As previously discussed, given the diverse social and economic make up of the County, these planned communication methods have been found to be the most appropriate and effective for the targeted communities.

#### V.B.3.b Partnerships with Government Agencies (10 Points)

V.B.3.b.i Local/State/Tribal Environmental Authority (5 Points) - To ensure project success, long-standing partnerships with local, state and federal organizations, will be used. Through this grant funding, Will County's Land Use Department, as the County agency which handles Brownfields, will continue to work to improve health disparities, economic revitalization, and the lack of fresh fruits and vegetables in its low-income neighborhoods. Furthermore, the County has worked with the Illinois EPA, as a delegated agency, since the late 1980's to conduct environmental enforcement duties within the County. Through the delegation agreement, the County has been able to identify and correct countless environmental violations on numerous sites thereby, leading to the cleanup of approximately 85,000 cubic yards of waste from being open dumped throughout the County over the past decade and preventing the creation of Brownfields sites. Attachment 2 contains a letter of support/commitment from the Illinois EPA and the Will County Executive. V.B.3.b.ii Other Relevant Governmental Partnerships (5 Points) - Our partnerships with our Center of Economic Development (CED), Forest Preserve and municipalities have helped us achieve sustainable and equitable approaches to Brownfield assessment and cleanup, making our County more attractive, economically viable, and social diverse. Will County, in preparation for this grant, continues to reach out to its local municipalities in both its urban and rural areas to evaluate their needs for assessment assistance. Through our meetings, we formed partnerships and learned that the need for assessment assistance across the County is great. From these meetings a list of potential Brownfields sites ranging in uses from gas stations to manufacturing and even mining was developed. To ensure the project's success, the local agencies and municipalities have also committed resources such as meeting space, staff time and community outreach assistance. The County has also formed a partnership with Kansas State University's Technical Assistance to Brownfields Program (KSU) which has lead to KSU technical assistance in the form of review of this grant

and offering to assist the Country in conducting two outreach and engagement meetings within the chosen target areas as well as provide future technical assistance as needed. The County is also a core partner in The Chicago Metro Metal Consortium (CMMC), one of 12 communities designated as a Manufacturing Community by the Economic Development Administration (EDA.) under the Investing in Manufacturing Communities Partnership (IMCP). The County continues to maintain a working relationship with the initial municipalities contacted and is continuing its efforts to reach out and engage new municipalities. Attachment 4 contains letters of support/commitment and documentation from CED, Forest Preserve, local municipalities and CMMC. Attachment 5 contains a letter of leveraging support from KSU. V.B.3.c Partnerships with Community Organizations (10 Points)

V.B.3.c.i Community Organization Description/Role (5 Points) - The County has received considerable interest and support from diverse groups and organizations regarding their commitment to Brownfields redevelopment. These organizations along with the target communities will be crucial in aiding the County in identifying additional community based organizations with interest in the specific sites chosen for assessment. The County throughout the grant process will continue and expand our outreach efforts, and inform more communities about the availability of these assessments.

One organization Will County is currently working with is the Collins Street Task Force. The Collins Street Task Force was formed in November 2005 in response to the need for community input regarding the redevelopment of the 200-acre shuttered Joliet Correctional Facility along with the adjacent US Steel facility. The Task Force is unique in that unlike other organizations, the Task Force is comprised of many community groups including members from the Illinois State Senate and House, the Will County Board, the Mayor of Joliet and various department heads from the City of Joliet, community leaders, local business owners, and several members from the Will County Land Use Department. Will County plans on capitalizing on the unique opportunities the Task Force offers the County in being able to reach out, engage and solicit project input from numerous individual organizations through a single means. The County is currently working with the Task Force to seek funding and assistance to address some identified environmental issues present on the shuttered Joliet Correctional Facility site possibly help to maintain the site until assistance from the USEPA is granted.

V.B.3.c.ii Letters of Commitment (5 Points) - Attachment 4 contains letters of commitment from the Collins Street Task Force.

#### V.B.4 Project Benefits (25 Total Points)

V.B.4.a.i. Health and/or Welfare (5 Points) - Assessment grant funds will be used to identify real or perceived threats to human health and welfare within the targeted communities. Many of the potential assessment sites and adjacent neighborhood corridors are in the more industrialized, low-income, areas of the County and face such impacts as decades of industrial activity, disproportionate gentrification and food deserts (lack of fresh fruits and vegetables). The goal is to aid in the economic redevelopment and revitalization efforts in the impacted areas in order to increase the health, quality of life and welfare for all the citizens.

Blight and abandoned properties deplete the energy and pride of a community along with creating economic burdens. Information gained through site assessments will benefit the communities, both urban and rural, in knowing how to address, manage and ultimately remediate any threats identified. Cleaning up contamination will remove this identified risk, and razing and redeveloping sites will improve the community as a whole. The public health benefits are clear: elimination of a potential health risk from contamination in the soil and groundwater at Brownfield properties. Through redevelopment of abandoned structures, physical risks posed by dilapidated, decaying buildings are removed, increasing the psychological well-being of the targeted communities.

**V.B.4.a.ii.** Environment (5 Points) - Environmental benefits of conducting these assessments are clear and include identification and quantification of contamination on the Brownfields properties throughout the urban and rural areas of Will County. The smaller more rural communities of Will County are victims of the same

environmental changes as the larger more urbanized communities but without the capacity to manage assessment of contaminated properties on top of their already stretched local resources. Therefore, using grant funding to conduct assessments in the targeted areas, both urban and rural, is the critical first step to prepare these properties for cleanup and redevelopment. Once initially assessed, properties with identified environmental conditions can be further assessed, with more relative certainty, and a focused cleanup plan can be prepared. Assessment will also allow properties with no recognized environmental conditions to have the stigmatism of contamination lifted and immediately become available for productive reuse.

V.B.4.b Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (8 Points)

V.B.4.b.i Planning, Policies, Ordinances or Other Tools (5 Points) - It is the goal of the County to promote sustainable redevelopment. As such, in June 2012 the Will County Board adopted its Energy Efficiency and Conservation Plan (EECP) with the goal of being an intergovernmental leader in fostering alternative energy development and energy conservation across County government, in order to assure the quality of the area's growth and development. Since the EECP's adoption, the County has entered into the U.S. Department of Energy's Better Buildings Challenge with the goal of lowering the County's overall energy cost through implementation of best energy management practices in the workplace. In order the help achieve this goal, the County has reached out to its green team comprised of various department heads, and employees from each of the County buildings. As part of the County's conservation plan, a green building permit program is in the process of being developed to encourage green and environmentally sustainable development, through reduced permit cost and quicker review times. The County has already begun implementation of encouraging and aiding in the development of community gardens throughout the County. The development of community gardens on a Brownfield site provide benefits to the community including:

- Allowing rainwater to be retained on site rather than being directed to storm sewers, thereby reducing flooding in a community and improving the overall aquifers recharge rate for the area.
- People who work in the gardens and fields being able to eat the healthy, fresh produce they have grown.
- Increasing the average property value in the immediate areas surrounding the community garden,
- The increased awareness and creation of a connection to the land, area and community, becoming
  more aware and active in helping improve the local environment and quality of life.

V.B.4.b.ii Integrate Equitable Development or Livability Principles (3 Points) - Prior to a site being selected for assessment, the County plans on working with the local community in the target areas as well as the property owner to determine their final long-range plans for their property. In many of the County's early meetings, it was determined that the local municipalities already have a redevelopment vision for their Brownfield properties. Many of the redevelopment plans presented to the County during those meetings were consistent with the livability principles and consisted of the sites, after assessment, being turned into green spaces for recreational and local food production (i.e. community gardens) uses to support existing communities. In areas where green spaces were not feasible, the municipalities indicated that their overall goals were to determine and mitigate the environmental impacts and illegal dumping so that the property could be returned to its highest and best use and marketed for redevelopment to increase the economic competitiveness in the target areas.

## V.B.4.c Economic and Community Benefits (long term benefits) (7 Points)

V.B.4.c.i Economic or Non-Economic Benefits (5 Points) - While sites reused for green space and other not-for-profit activities may not provide direct economic benefit to the target communities, they do provide much needed benefits in other ways. Using a site for the creation of a community garden in the County's more urbanized and lower income areas as well as in its rural areas will allow the community to gain much needed access to fresh fruits and vegetables with the added benefit of stimulating community involvement and creating a sense of community pride and accomplishment. The creation of parks and recreational trails will also allow

many of the residents, especially children, access to safe places to play and to recreate in otherwise crowded communities impacted by crime.

V.B.4.c.ii Job Creation Potential: Partnerships with Workforce Development Programs (2 Points) - Given the statistics regarding unemployment in the County and especially in areas like University Park, job creation is one of the highest priorities and will be addressed through the Brownfields program. One way the County plans to address this need is through the bidding process for consultant services, site investigative work and laboratory services in which the County, along with reviewing the bids for the lowest responsive and responsible bidder, will also give extra consideration to those companies/services which are located within the County and/or which plan/commit to hiring local labor or service to perform the work.

Every effort will be made to link members of the targeted communities to employment opportunities whenever possible. The County will make every effort to work with our local vocational training school (Joliet Job Corp) in furthering their mission of teaching young people the skills they need to become employable and independent and placing them in meaningful jobs. The Job Corps is also committed to the development of green job training. All students who enter in advanced manufacturing, automotive, or construction career technical training areas are trained in a variety of green subject areas.

## V.B.5 Programmatic Capability and Past Performance (40 Total Points)

V.B.5.a Programmatic Capability (28 Points) - Upon grant award, the Will County project team will develop a detailed work plan with clear milestones, including performance measures to track outputs and outcomes. Expected outputs of the project include: 18 Phase I assessments, 10 Phase II assessments and the development of 2 cleanup/reuse plans in the project's target areas. The project team anticipates measuring the following outcomes: number of Brownfields assessed; acres redeveloped; health impacts avoided; community meetings held; and green infrastructures created. This data will be included in quarterly reports to EPA reflecting the names and number of sites assessed with any public meetings or events of significance.

Management System—Will County has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities. In order to achieve this, a well-defined and delineated work plan has been developed identifying goals, strategies and project team responsibilities to ensure the successful expenditure of funds within the three-year grant period. In addition, staff will meet regularly with the chosen environmental consultant and key partners, including representatives from the targeted municipal areas and involved community groups to discuss progress.

The County has the staff expertise necessary to manage the EPA Assessment project. A project manager will be designated who has experience managing federal funding and who will ensure that all grant requirements are followed. The project manager will lead the project team and will be invested with the authority necessary to complete the project. The project manager will have experience working with the County's planning, engineering, legal and finance departments, as well as familiarity with conducting outreach campaigns in the community.

The project team assembled to design and implement the EPA Assessment project will be knowledgeable in developing and implementing strategies to enhance the involvement of citizens in the redevelopment process of the selected sites as well as being responsible to support the identification and assessment of Brownfields properties within the target areas.

Expertise, Qualifications, and Experience of Key Staff—Key personnel will include staff from the County's Land Use Department including its Resources Recovery and Energy Director with over 22 years of solid waste management experience including identification and clean up of Brownfields sites throughout the County. The Director also has well as over 20 years experience in managing environmental programs and staff including the preparation and administration of the County's solid waste fund. Key staff will also include a waste analyst with the County who has worked compliance/enforcement for the past 4 years, and who has 4 years of prior consulting experience performing Phase I/II assessments as well as experience in budget reimbursement preparation and submission. The County also plans on engaging members from its Community Development

Division, which have extensive expertise in federal budget management as well as community outreach. The County's legal counselors will also be available and engaged with this project. As additional key staff is identified, they will be integrated into the project team.

Retaining Project Leadership/Recruiting Qualified Staff—Will County is using a team approach to ensure that work on the project is not dependent on just a few County personnel. This approach will ensure that milestones will be achieved, even in the event of employee turnover. Should the County, due to a position vacancy, need to recruit new staff, the County has the depth within the team to continue until that position is filled. Will County would then seek candidates who have the appropriate work experience, knowledge, skills and ability. Open positions will be filled quickly, and new staff members will be assimilated into the team. The team approach will help accelerate the learning curve of any new employees.

Acquiring Additional Expertise and Resources—Will County plans to hire qualified consultants to assist in: conducting Phase I and Phase II assessments; and develop cleanup and reuse plans. These services will be solicited using standard procurement practices. The County established procedures include seeking statements of qualifications and price proposals that are reviewed by members of the project team with final review and approval from the County Board. Professionals with previous EPA Brownfields experience will be encouraged to compete. Contractors who submit the lowest bona fide bids and are considered fully responsible and qualified to perform the work will be selected.

**V.B.5.b Audit Findings (2 Points) -** The County has an exemplary record of managing federal grants, having received numerous IEPA, HUD, CDBG, DOE and other federal grants over the years, to the best of our knowledge, Will County has managed those programs well with no major findings, problems or issues.

V.B.5.c Past Performance and Accomplishments (10 Points)

V.B.5.c.ii Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements (10 Points) - As an urban County, which annually receives Community Development Block Grant (CDBG) and HOME entitlement funding, Will County has a proven history of satisfactory compliance with grant requirements, including work plans, schedules, and terms and conditions. Quarterly reporting, financial status reporting and other reporting have been performed within their applicable grant agreements.

Regularly since 1988, Will County has received federal funding from the CDBG and to date has received over 44 million dollars in funding assistance. Most recently, the County used approximately 400 thousand dollars of CDBG funding in connection with 1.2 million in disaster recovery funds from the Department of Commerce and Economic Opportunity (DECO) to address storm water management issues in the 135-acre Sunnyland subdivision located in the northwestern portion of the County. The funding was used to install storm sewers, redesign and install drainage ditches, and to ultimately improve the overall storm water infrastructure within the area. All funding was expended on time, and all requirements were satisfied, including timely filing of quarterly reports and financial reports.

On March 16, 2009, as a H.U.D. CDBG entitlement Grantee, Will County received 5.16 million dollars from the Neighborhood Stabilization Program funds to stabilize those neighborhoods that were negatively impacted by vacant and or otherwise blighted properties resulting from the recent foreclosure crisis. The County was required to expend all of its initial NSP funding of \$5.16 million dollars by September 16, 2010. Not only was the County able to meet this requirement, but it was also able to leverage the initial 5.16 million dollars into an overall economic impact of 27 million dollars. The County was able to accomplish this through administering the program so that properties were not purchased unless a committed and approved purchaser had been identified, through the collection of tax revenues from those program properties returned to the tax rolls, restate commissions earned by local agents from the sale of the properties and jobs created from the rehabilitation process. Through the program, 94 homes to date have been purchased, rehabilitated and sold to qualified families.

# Appendix 3 Assessment Other Factors Checklist

Name of Applicant: WILL COUNTY

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted Brownfield sites are impacted by mine-scarred land.	
	Targeted Brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing	
	significant community economic and environmental distress.	
	Project is primarily focusing on Phase II assessments.	
	Applicant demonstrates firm leveraging commitments for facilitating Brownfield	
	project completion by identifying amounts and contributors of funding in the	
	proposal and have included documentation.	
	Community experienced manufacturing plant/power plant closure(s) (2008 or	
	later) tied to the targeted Brownfield sites or project area, including communities	
	experiencing auto plant/power plant closures due to bankruptcy or economic	
	disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural	
	disaster or manufacturing/auto plant/power plant closure) has occurred within	
	community, resulting in a significant percentage loss of community jobs and tax	
	base.	
		2.a.i – pg 6
	party, of a "manufacturing community" designation provided by the Economic	
	bevereprinent i administration (2512) under the miles of	3.b.ii – pg 11
	Communities Partnership (IMCP). To be considered, applicants must clearly	
v	demonstrate in the proposal the nexus between their IMCP designation and	
X	the Brownfield activities. Additionally, applicants must attach	
	documentation which demonstrate either designation as one of the 12	
	recipients, or relevant pages from a recipient's IMCP proposal which	
	lists/describes the core partners and implementation strategy parties. A core	
	partner/implementation strategy party is a local partner organization/jurisdiction	
	that will carry out the proposed strategy, as demonstrated in letters of	
	commitment or memoranda of understanding which documents their	
	contributions, roles, and responsibilities to the partnership. EDA may provide to	

EPA a list of the core partners/implementation strategy parties for each of the 12	
"manufacturing community" designees, which EPA would use to verify this	
other factor.	
Applicant will serve an area designated as a federal, state, or local	
Empowerment Zone or Renewal Community. To be considered, applicant must	
attach documentation which demonstrates this current designation.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for	
Sustainable Communities (PSC) grant funding or technical assistance that is	
directly tied to the proposed Brownfields project, and can demonstrate that	
funding from a PSC grant/technical assistance has or will benefit the project	
area. Examples of PSC grant or technical assistance include a HUD Regional	
Planning or Challenge grant, DOT Transportation Investment Generating	
Economic Recovery (TIGER), or EPA Smart Growth Implementation or	
Building Blocks Assistance, etc. To be considered, applicant must attach	
documentation.	
Applicant is a HUD Promise Zone community. To be considered, applicant	
must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Chicago Metro Metal Cluster

Creating Job Growth and Prosperity in a Leading Global Manufacturing and Transportation Center Overview

The Chicago Metro Metal Consortium ("Consortium") seeks to be one of 12 communities designated as a Manufacturing Community by EDA. The Consortium has assessed the local ecosystem, and identified industry sectors in metal manufacturing where the Chicago Metro Region ("Region") is in the top 3<sup>rd</sup> nationally. The Region is also one of our nation's leading manufacturing centers and transportation supply networks. The Consortium will create well-paying manufacturing jobs and broad-based prosperity through targeted investments in each of the 6 elements identified by the EDA – workforce and training; advanced research; infrastructure and site development; supply chain support; trade and international investment; and operational improvement and capital access.

- The Chicago Metro Region ("Region") includes the seven (7) Counties of Northeast Illinois Cook, DuPage, Kane, Kendall, Lake, McHenry and Will—and the City of Chicago. Together with the University of Illinois (UI), Chicago Metropolitan Agency for Planning (CMAP), World Business Chicago (WBC) and other organizations, they formed a Consortium to assess the local ecosystem and identify industries with substantial growth potential. The Consortium's assessment found that the Region ranks top third in employment Location Quotients for three metal sectors 3312 Steel Product Manufacturing, 332 Fabricated Metal Products and 333 Machinery Manufacturing¹ collectively referred to as the Chicago Metro Metal Cluster ("Cluster"). Over 3,700 Cluster firms in the cluster employ more than 100,000 people and generate more than \$30 Billion in revenues.² Building on the Region's metal base, transportation network, and capacity to steer large federal projects, the Consortium developed a menu of integrated investments across six key pillars which create a virtuous cycle of Cluster development. Each dollar of the Consortium's proposed federally-funded investment is matched over the next 5 years by nine dollars of non-Federal investments.
- 1. "Workforce and Training" leverages and builds upon prior regional efforts and an existing Department of Labor, Employment Training Administration Department of Labor, Employment Training Administration's Trade Adjustment Assistance Community College and Career Training ("TAA-CCT") grant. Over the last several years, the Region's public workforce system, community colleges, employers and training institutions have formed a network and are refocused on manufacturing in response to renewed industry growth and increased demand for skilled workers. Through a TAA-CCT grant, 12 regional Illinois Network for Advanced Manufacturing ("INAM") community colleges are expanding and improving the network's ability to deliver education and career training programs leading to industry-recognized certificates or associate. The Consortium seeks funding that leverage these existing resources.
- 2. "Supplier Network" is anchored by the insights of the Illinois Manufacturing Excellence Center ("IMEC"), a Consortium member and leader of the US Commerce National Institute of Standards and Technology, Manufacturing Extension Partnership (NIST MEP). Metal manufacturers are often situated in more than one supply chain intersecting with many other types of manufacturing, using outputs from other manufacturers, and making end and intermediate products for multiple markets. IMEC has the proven ability to complete complex supply chain mapping that builds upon existing efforts to identify gaps; develop and implement strategy to address supply chain gaps; develop and implement a targeted outreach strategy to improve integration of supply chain actors in key trade associations; conduct outreach to key stakeholders outside the region; and coordinate with providers to promote International Organization for Standardization ("ISO") certification.
- 3. For "Research and Innovation," the University of Illinois ("UI") as Consortium member and one of the nation's leading public research universities, has the capacity to provide strategic through leadership to corral limited resources and effectively address industry specific needs. UI will help the Consortium identify "open innovation" model strategies relative to metal manufacturing; facilitate the adoption of applied research to industry; and share applied research and engage with industry stakeholders including those that represent disadvantaged populations.
- 4. Bonus Points are sought for "Infrustructure and Site Development." The region's planning agency Chicago Metropolitan Agency for Planning ("CMAP") will coordinate development efforts with broad stakeholder guidance and input. Planned investments are guided by GO TO 2040, the Region's metropolitan Chicago's first comprehensive regional plan in more than 100 years. Developed by CMAP, GO TO 2040 is funded through the joint U.S. Departments of Transportation ("DOT), Housing and Urban Development ("HUD") and Environmental Protection Agency ("EPA") Partnership for Sustainable Communities. The plan and subsequent reports set forth strategies for economic development and job growth. GO TO 2040 confirms the national significance of the Region's transportation network. The Region is the only domestic region served by 6 of the 7 Class 1 railroads; has seven major interstate highways (the most in the nation); and is home to Chicago O'Hare Airport, the nation's second busiest international air cargo gateway by value and CenterPoint Intermodal, North America's largest inland container port. The ecosystem is shaped by the unparalleled concentration and colocation of multimodel freight services and manufacturing that provide rooted economic benefits. The Regions' intermodal terminals handle up

<sup>1</sup> QCEW Employees - EMSI 2013.4 Class of Worker

<sup>&</sup>lt;sup>2</sup> Chicago Cook Workforce Partnership analysis of data from EMSI

to half of all rail container movements in the U.S. By employment, the region's Freight Carriers have a LQ of 1.27 and the Logistics Industry has a LQ of 2.0Each of the proposed transportation projects is linked directly to metal firms.

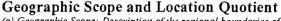
- 5. "Trade and International Investment" is led by World Business Chicago ("WBC"), a public-private partnership between the City of Chicago and its business community. WBC fosters private-sector growth and jobs through the advancement of a business-friendly environment. WBC's Chicagoland Trade Accelerator will act as a front door for small- and medium-sized metal enterprises to access the support services needed to increase exports.
- 6. "Operational Improvement and Capital Access" For "Operational Improvement," two existing institutions and Consortium members the Alliance for Illinois Manufacturing ("AIM") and IMEC— will work with metal manufacturers to assess business operational capability and identify key areas for improvement. Sustainability efforts will be coordinated by the Cook County Department of Environmental Control ("CCDEC") with participation from Illinois Sustainable Technology Center ("ISTC") and Elevate Energy ("EE"). CCDEC and its partners have a long and successful history of partnering with the U.S. and Illinois Environmental Protection Agencies. "Capital Access" relies on local institutions that can link metal firms to public and private resources. Consortium Member, the AIM and its sister organization, the North Business and Industrial Council ("NORBIC") will provide counsel to manufacturers regarding access to capital, business development, and equity and debt financing through the Illinois Small Business Development Center ("ISBDC") at NORBIC.

Eligible Organization and Submitting Official: Proposals for designation as a Manufacturing Community must be submitted on behalf of the region by a consortium that includes one or more of the eligible organizations discussed in this section. The consortium must designate one of these eligible organizations as lead applicant and one member of that organization to be the primary point of contact for the consortium. Cook County, IL is a local unit of government and eligible lead applicant. Cook County Board President Toni Preckwinkle is the Submitting Official. Point of Contact: Elaine Romas, (312)603-1016, elaine.romas@cookcountyil.gov, Cook County Bureau of Economic Development, 69 W. Washington, Suite 2900, Chicago, IL 60602.



Consortium Members and Letters of Commitment: All members of the consortium must submit letters of commitment or sign a Memorandum of Understanding documenting their contributions to the partnership. Additionally, at a minimum, the applicant must have letters of support from a higher education institution, a private sector partner, and some government entity if not already part of the consortium. Applicants should demonstrate a significant level of regional cooperation in their proposal because only one designation will be made in a particular region. The Consortium includes the following partners: Local Governments: Counties of Cook, DuPage, Kane, Kendall, Lake, McHenry and Will Counties; Cities of Chicago and Joliet; Higher Education Institution University of Illinois Private Sector: Funk Linko Private Member Organizations: Alliance for Illinois Manufacturing ("AIM") Public Private Partnerships: Choose DuPage, Lake County Partners, World Business Chicago Regional Planning Agency: Chicago Metropolitan Agency for Planning ("CMAP"); State; Illinois Department of Commerce and Economic Development Illinois U.S. Commerce NIST Manufacturing Extension Partnership Center: Illinois Manufacturing Excellence Center National Network for Manufacturing Innovation; UI Labs Workforce Agencies and Training Colleges: Chicago Cook Workforce Partnership ("CCWP"); DuPage Workforce Board, Harper College, Illinois Network for Advanced Manufacturing ("INAM"), McHenry County Workforce Net Board, Will County Workforce Investment Board. Letters of Commitment are attached in the Appendix Section of this Proposal.

Investment Commitment: Extent to which applicants can demonstrate commitments from public and private sectors to invest in public goods identified by the plan, or investments that directly lead to high-wage jobs in manufacturing or related sectors. These commitments should be classified into two groups: those that are not contingent on receipt of a specific Federal economic development funding stream, and those that are contingent on the availability of such a Federal economic development funding stream. In the latter case, applicants should aim to show that each dollar of their proposed Federally-funded public investments will be matched over the next 5-10 years by at least two dollars of other investment, which may be private or public (non-Federal). Each dollar of the Consortium's proposed IMCP federally funded investment (approximately \$3.76M) is matched over the next five years by at least nine dollars of non-federal investment (approximately \$3.4B), which are not contingent on the availability of Federal economic development funding streams. The Budget lists the funds requested and the level of investment commitment. This proposal and the attached Letters of Commitment document related partnerships and investment commitments.



(g) Geographic Scope: Description of the regional boundaries of their consortium and the basis for determining that their manufacturing concentration ranks in the lop third in the nation for their key manufacturing technology or supply chain by either: Location quotient for employment in the KTS, or location quotient for firms in the KTS. Geographic Scope: The Chicago Metro Region ("Region") includes the city of Chicago and 7 Counties of northeastern Illinois - Cook, DuPage, Kane, Kendall, Lake, McHenry and Will. Through regional consensus, the 7 Counties are served by one official regional planning agency -CMAP. The 7 Counties work with CMAP to develop and guide the implementation of GO TO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years. The plan and subsequent reports set forth strategies for economic development and job growth. The Consortium's proposed investments have been guided by GO TO 2040 and related CMAP reports. Key Technology or Supply Chain (KTS) and Location Quotient (LQ) for

<sup>&</sup>lt;sup>3</sup> A letter from Cook County Board President Toni Preckwinkle is attached. <a href="http://www.cookcountvgov.com/portal/server.pt/community/government/226/leadership.">http://www.cookcountvgov.com/portal/server.pt/community/government/226/leadership.</a>

- 3. Benefit to Metal Manufacturing: Kendall County has no direct interstate access in areas with concentrated development and metal manufacturing clusters. This lack of infrastructure adds traffic pressure on local roads. Creating a north south corridor that connects major arterial roads (including U.S. and State highways) will improve the movement of metal manufactured goods and services. There are 66 metal firms within a 10 mile radius of the proposed expansion. The North/South route would serve the concentrated northern area of the County containing metal manufacturing clusters.
- 1. Project Name: Eldamain Road Utility Expansion
- 2. Project Description: Utility expansion and improvements along Eldamain Road
- 3. Benefit to Metal Manufacturing: Eldamain Road has the potential for an increase in metal manufacturing. Already zoned as Manufacturing, the increase in metal manufacturing along the route will improve supply chain for the concentration of metal manufacturing clustered in the area. Manufacturing is contained within the land use plans of the City of Plano and the United City of Yorkville as well as the County. There are 84 metal firms within a 10 mile radius of the proposed expansion. Limited utility capacity currently exists on corridor that prevents future growth unless addressed.
- 1. Project Name: Orchard Road Utility Expansion
- 2. Project Description: Utility expansion and improvements along Orchard Road
- 3. Benefit to Metal Manufacturing: Caterpillar, Kendall County's largest private employer and globally recognized metals manufacturer, is adjacent to Orchard Road Corridor. Utility expansion to this area would open up availability for metal manufacturers to locate and help improve Caterpillar's supply chain. There are 147 metal firms within a 10 mile radius of the proposed expansion.

#### Lake County:

- 1. Project Name: 14th Street Reconstruction
- 2. Project Description: A Phase I engineering study for the reconstruction 14<sup>th</sup> Street from Green Bay Road /IL Rte. 131 to Jackson Street is currently underway. The study includes analysis of the existing signalized intersections at 14<sup>th</sup> Street /Green Bay Road and 14<sup>th</sup> Street /Lewis Avenue as well as the intersections of 14<sup>th</sup> Street/Dugdale Road and 14<sup>th</sup> Street/Jackson Street. Alternate geometrics are also being evaluated including complete streets design and the possibility of a roundabout at the intersection of 14<sup>th</sup> Street /Dugdale.
- 3. Benefit to Metal Manufacturing: This new corridor will provide vital transportation connections and accessibility for both the sub-regional and regional metal manufacturing clusters. There are 134 metal manufacturing businesses within a 10-mile radius of the new corridor. Currently, the region experiences traffic congestion which hampers access to numerous manufacturing businesses and makes the transportation of goods and services inefficient and cost prohibitive. The project will improve travel times for workers, transit times for goods and services and it will be an asset to the metal manufacturing community in the Cities of Waukegan and North Chicago. The corridor will enhance the operations of many nearby metal manufacturing businesses.
- 1. Project Name: Quentin Road from US Route 12 to Illinois Route 22
- 2. Project Description: This project is currently in Phase II (design stage) and includes the proposed widening and reconstruction of approximately 1.8 miles of Quentin Road from US Route 12 to Illinois Route 22 (excluding both intersections). The project limits extend through the Villages of Kildeer and Lake Zurich in Lake County, Illinois. Quentin Road is classified as a minor arterial and serves as an important north-south corridor connecting northern Cook County to southern Lake County. Quentin Road also provides access to residential properties located along the corridor as well as retail and commercial land uses just outside the project limits. Quentin Road was originally constructed as a two-lane rural roadway and, as transportation demand increased through the years, isolated improvements were completed to provide auxiliary turn lanes.
- 3. Benefit to Metal Manufacturing: This new corridor will provide vital transportation connections and accessibility for both the sub-regional and regional metal manufacturing clusters. There are 354 metal manufacturing businesses in Lake County within a 10-mile radius of the new corridor. Currently, the region experiences traffic congestion which hampers access to numerous manufacturing businesses and makes the transportation of goods and services inefficient and cost prohibitive. The project will improve travel times for workers, transit times for goods and services and it will be an asset to the metal manufacturing community in Southern Lake County and Northern Cook County. The corridor will enhance the operations of many nearby metal manufacturing businesses.

#### Will County:

1. Project Name: Interstate Route 55 @ Weber Road

- 72. Project Description: The improvement will include the reconstruction of the Weber Road interchange at Interstate Route 55 to a Diverging Diamond Interchange (DDI). The project also includes the reconstruction of Weber Road to a six-lane cross section with barrier median from 119<sup>th</sup> Street/Rodeo Drive to 135<sup>th</sup> Street/Romeo Road.
- 3. Benefit to Metal Manufacturing: Weber Road (County Highway 88) runs in a north-south direction through the communities of Crest Hill, Romeoville and Bolingbrook, within the northern portion of Will County. Rapid population and employment growth occurring in this part of the region in recent decades has created the need for additional capacity along with operational and safety improvements at the I-55/ Weber Road interchange. The Weber Road corridor has become a center of employment in Will County for metal manufacturing (222 in a 10 mile radius) and logistics companies. Continued growth in this industry sector will depend on enhanced access to I-55 and regional and national supply chains. Interstate 55 has long been a key trucking corridor and critical to the movement of freight in the region. Metal manufacturing firms in Will County currently contribute to the large volume of trucks using the I-55 interchange at Weber Road. Average daily traffic on Weber Road near the interchange was nearly 40,000 vehicles in 2010 and projected to increase by 2040. Severe congestion at the interchange during the AM and PM rush hours has created costly delays for commuters and further impedes the flow of commerce. The reconstructed interchange will improve access to jobs in the metal cluster, deliver travel time savings for commuters and deliveries using the interchange, improve overall freight mobility and increase productivity for metal manufacturing operations in the Weber Road corridor.

Milestones: 1. Conduct inventory of existing physical infrastructure and identify needs/gaps by geography. 2. Identify prospective sites for new or expanded manufacturing with close proximity to transit and minimal or surmountable environmental challenges. 3. Obtain site control as appropriate. Performance Metrics: 1. Number of sites identified. Number of sites secured. 3. Number of industrially zoned vacant parcels. 4. Number of sites remediated/prepared for development. 5. Value of infrastructure funds leveraged. 6. Percentage of sites within 1, 5, and 10 miles of public transportation, freight, intermodal facilities, highways, airports, etc. 7. Number of jobs. 8. Average commute times of employees working in site target area. 9. Value of cost savings. 10. Reduction in environmental contaminants. 11. Number of clouded titles cleared. 12. Number and acreage of sites assembled. 13. Number and acreage of brownfields remediated. 14. Number of workforce housing units. 15. Volume of available land. 16. Value of available land.

Trade and International Investment i. Current capability: What is the current level and rate of change of the 5. community's exports of products or services in the KTS? In 2011, Machinery (NAICS 333) was the largest export industry from the Chicago MSA and accounted for \$9.5 billion or 14% of the trade. 86 Primary metals (NAICS 331) were the fifth largest export industry at \$3.5 billion or 6.6% of all exports. Fabricated Metal (NAICS 332) was the twelfth largest export industry at \$2 billion or 4% of all exports. Across the Metal Cluster, the export growth from 2009 – 2010 was impressive with growth of 20.9% in Machinery (333); 18.5% in Fab Metals (332); and 11.3% in Primary Metals (331). The growth in Fab Metal manufacturing has been linked to the "reshoring" phenomenon - the return to the United States of manufacturing companies that over the last few decades moved production to lower-wage countries like China. 87 RW Ventures' analysis can be applied across all metal sectors. The cost structure of manufacturing overseas for delivery to North American markets no longer offers sufficient advantage, due to rising wages, stronger currencies and uncertain transportation costs. Concerns surrounding quality control, intellectual property and time to market further tip the scales in favor of domestic manufacturing. Getting in front of this reshoring trend, metal firms are courting overseas customers that seek access to the U.S. marketplace. Chicago-area firms are finding ways to exploit rapid economic growth in China and Southeast Asia, partnering with peer manufacturing firms overseas that can make their products to meet Chinese customer specifications. Some firms are working with Chinese distributors to market their products, while maintaining all of their production in Chicago/the U.S. Still others are opening their own small sales offices abroad, utilizing sales staff employed by Chicago-area firm. Identify existing number of international KTS firms. inward investment flow, outward investment flow, export and import figures, KTS trends in the region and internationally. The Inland Port has established rail connections to the western U.S. Ports of LA/Long Beach; Will County has become a key node in the global supply chain for containerized imports from Asia. The capacity of the inland port at full build-out is 6 million TEUs. ii. Current institutions for improving export capability and support: What local public sector, public-private partnership, or nonprofit programs have been developed to promote exports of products or services from the KTS? World Business Chicago (WBC) has led the regional effort to improve export capability in manufacturing and has the ability to organize efforts to promote exports of products and services in metal manufacturing. Chaired by Chicago Mayor Rahm Emanuel, WBC fosters private sector growth and jobs through the advancement of a business-friendly environment that attracts world class talent. WBC leads the city's business retention, attraction and expansion efforts, raises Chicago's position as a premier global business destination, and guides

87 RW Ventures "Fabricated Metal Excerpts," pp 3 -4

<sup>\*6</sup> http://www.illinoisinnovation.com/innovation-index/impressive-growth-in-chicagos-manufacturing-exports/

dialogue around housing, community, and economic development issues and strategies; 2) Engaging partners, stakeholders, and citizens in the development, review, and implementation of the proposed Plan; 3) Identifying overall and geographically focused priorities as well as five-year and annual goals and objectives; and 4) Aligning and coordinating Federal, State, and/or local resources for expanded community impact. More information on the plan may be found at: <a href="http://www.cmap.illinois.gov/programs-and-resources/lta/cook-county">http://www.cmap.illinois.gov/programs-and-resources/lta/cook-county</a>.

Through phases 1 and 2 of the project, Planning for Progress has engaged over 1,300 Cook County stakeholders through an interactive online survey, social media, electronic mailings, a kickoff public workshop and three well attended sub-regional public workshops. These engagement initiatives have garnered valuable input about the priorities and issues that the resulting Consolidated Plan and the Comprehensive Economic Development Strategy (CEDS) should address over the next five years. This marks the first time that both plans, required by HUD and EDA respectively, are being combined into a single planning process and document in Cook County, the region, and possibly the nation.

Cook County recognizes that the plan will only be as effective as its implementation. Towards this end, the County seeks to undertake a multi-faceted program implementation evaluation that will inform related outreach, planning, implementation, reporting, and monitoring efforts going forward. It is believed that this work will also inform similar initiatives throughout the region and nation and may establish a replicable model. This evaluation will include but not be limited to: 1) Review/analysis of current County internal/external performance reporting systems, workflows, and documentation; 2) Development of a performance measurement framework and indicators ensuring compliance with Federal, State, local requirements and incorporating best practices; and 3) Retooling of County funding recipient reporting systems and documentation to integrate fully with this new performance measurement framework. This work would help to measure County progress in:

- Marketing programming and special initiatives to key groups and individuals;
- Achieving and sustaining substantive stakeholder and public engagement;
- Leveraging public and private resources and partnerships;
- Developing actionable and targeted strategies with a particular emphasis upon geographies of opportunity;
- · Coordinating investments within and beyond the County's funding streams; and
- Maximizing community impacts through strategic allocation of resources.

The County is currently soliciting foundation support for this evaluation work which could coordinate with the performance evaluation system for this IMCP designation if awarded.

Please see below for a summary of Federal funding management by key Consortium members:

DuPage County expended \$21.3 million in Federal funding in 2013 from 10 federal agencies (excluding the Health Department). DuPage County has administered millions of dollars in funding from multiple Federal agencies for decades. Kane County currently manages \$\$21,031,946 in Federal funding from various Federal agencies, including the U.S. Departments of Agriculture, Housing and Urban Development, Justice, Labor, Transportation, Environmental Protection Agency, Energy, Election Assistance Commission, Health and Human Services, and Homeland Security. Kane County has administered various forms of Federal funding since 1973.

Kendall County currently manages \$ 5,741,228 in Federal funding from U.S Department of Health & Human Services, U.S. Department of Justice, U.S. Office of National Drug Control Policy, U.S. Department of Ag, EPA, and US DOT. Lake County managed \$38,731,810 in Federal Funding from the U.S. Department of Agriculture, U.S. Department of Housing and Urban Development, U.S. Department of Justice, U.S. Department of Labor, U.S. Department of Transportation, U.S. Environmental Protection Agency, U.S. Department of Energy, U.S. Department of Education, U.S. Election Assistance Commission, U.S. Department of Health and Human Services, and U.S. Department of Homeland Security in its most recently completed fiscal year ending November 30, 2012.

Mc Henry County currently manages approximately \$1.8 million in Federal funding from the U.S. Department of Housing and Urban Development.

Will County managed approximately \$22 million in federal grant funds in FY13.

#### Partnership

1

Verifiable Commitment From Existing and Prospective Stakeholders—Both Private and Public—To Executing a Plan and Investing in a Community. [2]
i. Cohesion of partnership. This may be shown in part by evidence of prior collaboration between the IMCP lead applicant, applicant consortium members, and other key community stakeholders (local government, anchor institutions, community, business and labor leaders and local firms, etc.) that includes specific examples of past projects/activities.

ii. Strength'extent of partnership commitment (not contingent upon receipt or specific funding stream) to coordinate work and investment to execute plan and strategically invest in identified public goods. Documented match for current project and evidence of past investments can help serve to demonstrate this commitment. iii. Breadth of commitment to the plan from diverse institutions, including local anchor institutions (e.g., hospitals, colleges/universities, labor and community organizations, major employers small business owners and other business leaders, national and community foundations) and local, state and regional government officials. The 7 Counties of northeastern Illinois - Cook, DuPage, Kane, Kendall, Lake, McHenry and Will - have a cohesive partnership as demonstrated by prior collaborations. Through regional consensus, the Counties have one regional planning agency, CMAP. CMAP is also a Consortium member. The have worked cooperatively to implement Go to 2040, metropolitan

Chicago's first comprehensive regional plan in more than 100 years. This plan establishes coordinated strategies that help the region's 284 communities address transportation, housing, economic development, open space, environmental, and other quality of life issues. Developed by CMAP, GO TO 2040 is funded through the joint U.S. Departments of Transportation ("DOT), Housing and Urban Development ("HUD") and Environmental Protection Agency ("EPA") Partnership for Sustainable Communities. The plan and subsequent reports set forth strategies for economic development and job growth. The Consortium is a continuation and expansion of these ongoing inter-jurisdictional coordination efforts.

The enclosed support letters confirm the Consortium Members' commitment to this effort.

# The Chicago Metro Metal Consortium List of Members & Partners

## Lead Applicant:

1. Cook County Bureau of Economic Development

#### Local Governments:

- 2. Cook County
- 3. DuPage County
- 4. Kane County
- 5. Kendall County
- 6. Lake County
- 7. McHenry County
- → 8. Will County
  - 9. City of Joliet
  - 10. City of Chicago

#### Regional Planning Agency:

11. Chicago Metropolitan Agency for Planning

## Higher Education Institution:

12. University of Illinois

#### Nonprofit Program:

13. Elevate Energy

#### Private Sector:

14. Funk Linko

#### Private Member Organizations:

- 15. Alliance for Illinois Manufacturing
- 16. North Business and Industrial Council
- 17. Southwest Conference of Mayors
- 18. South Suburban Mayors and Managers Association

#### Public Private Partnerships:

- 19. Choose DuPage
- 20. Lake County Partners
- 21. World Business Chicago
- 22. Illinois Manufacturing Excellence Center: Illinois U.S. Commerce NIST Manufacturing Extension Partnership Center:
- 23. Digital Lab for Manufacturing, National Network for Manufacturing Innovation (NNMI): Digital Manufacturing and Design Innovation Institute
- 24. UI Labs
- 25. Will County Center for Economic Development
- 26. McHenry County Economic Development Corporation

#### Research Institute:

27. Illinois Sustainable Technology Center

#### Workforce Agencies and Training Colleges:

28. Chicago Cook Workforce Partnership

- 29. College of DuPage
- 30. College of Lake County
- 31. Daley City Colleges
- 32. DuPage Workforce Board
- 33. Elgin Community College
- 34. Harper College
- 35. Illinois Network for Advanced Manufacturing ("INAM")
- 36. Joliet Junior College
- 37. Lake County Workforce Development Board
- 38. McHenry County College
- 39. McHenry County Workforce Network
- 40. Oakton Community College
- 41. Prairie State College
- 42. South Suburban College
- 43. Triton College
- 44. Will County Workforce Investment Board
- 45. Waubonsee Community College

#### Other Public Sector Agencies:

- 46. Cook County Department of Environmental Control
- 47. Cook County Department of Transportation and Highways
- 48. Cook County Land Bank Authority
- 49. South Suburban Land Bank and Development Authority

## ATTACHMENT 1

## THRESHOLD CRITERIA

#### **Threshold Criteria for Assessment Grants**

#### **III.C.1** Applicant Eligibility

Will County is an eligible entity, as a general-purpose unit of local government.

## III.C.2 Letter from the State or Tribal Environmental Authority

Please refer to Attachment 2 for the Illinois Environmental Protection Agency (IEPA) letter of acknowledgement.

#### **III.C.3 Community Involvement**

The County has already involved community representatives and other stakeholders in the preparation and planning of this grant and will continue to involve these entities during the implementation of this grant and all assessment activities associated with it. As described in Section 3, the County will again utilize its community engagement infrastructure, used during the October 2012 comprehensive ordinance revision and update, to solicit input and communicate information to stakeholders as the County moves forward with its Brownfields initiative. The County will also engage and inform the broader communities involved in this grant by regularly reaching out to the community to keep them informed and up to date through public meetings, neighborhood gatherings, church groups, speaker's bureaus, newsletter mailings, web sites and social media. The County will also utilize its ability to provide translators when needed to communicate with those who do not speak English. Our community involvement process is described more fully in Section 3 starting on page 10.

## III.C.4 Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

Not applicable - Will County is seeking EPA Community-Wide Assessment funding.

## ATTACHMENT 2

LETTER FROM STATE ENVIRONMENTAL / COUNTY AUTHORITY



## **ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

November 10, 2014

Will County Land Use Department Attn: Mr. Eric Fasbender Environmental Enforcement Officer Resource Recovery & Energy Division 58 East Clinton Street Joliet, IL 60432

Dear Mr. Fasbender:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The Will County Land Use Department is applying for a \$200,000 Brownfields Assessment Grant for Hazardous substances and a \$200,000 Brownfields Assessment Grant for Petroleum from U.S. EPA. Both grants will be used to perform community-wide assessments.

If the Will County Land Use Department identifies properties in the target area(s) potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges the Will County Land Use Department's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

Steve Colantino, Manager

Office of Brownfields Assistance

c: Brad Bradley – U.S. EPA Region 5 Romona Smith – U.S. EPA Region 5 302 N. Chicago Street Joliet, Illinois 60432



(815) 774-7480 Fax (815) 740-4600

# Lawrence M. Walsh

Will County Executive

Mr. Brad Bradley Brownfields Coordinator - Region 5 Environmental Protection Agency 77 W. Jackson Blvd. Chicago, Il 60604

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Bradley and Mr. Fasbender:

As Will County Executive and on behalf of the residents of Will County, I acknowledge and support the Resource Recovery & Energy Division's application for a U.S. Environmental Protection Agency Brownfields Community-Wide Combined Hazardous Substances and Petroleum Assessment Grant.

The Community-Wide Assessment Grant will assist the County's desire and vision to aid in the redevelopment and revitalization efforts of the municipalities within the County. With the ultimate goal of providing opportunities for economic development to all municipalities and an increased quality of life for all the citizens of Will County without regard to their urban or rural locality.

Furthermore, Assessment aid would allow many of the municipalities to be able to characterize and remove some of the long standing misconceptions of a property's impacts, thus allowing the municipalities the ability to market the properties for redevelopment or allow the property to be turned into open space for use as community gardens or recreational area.

The assessment of underutilized land, such as Brownfield sites, not only helps the County make strides toward addressing urban and rural blight though out the County, it also facilitates the redevelopment/revitalization of land that might otherwise remain fallow due to perceived contamination issues.

The Will County Executive's office looks forward to working closely with the selected municipalities within the County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of Will County and its Residents. Please feel free to contact me at (815) 774-7480 or <a href="mailto:lwalsh@willcountyillinois.com">lwalsh@willcountyillinois.com</a> if you require further information in support of this grant.

Sincerely,

awrence M. Walsh Will County Executive

## ATTACHMENT 3

## DOCUMENTATION OF APPLICANT ELIGIBILITY

Not applicable, Applicant is a County

## ATTACHMENT 4 LETTERS OF COMMITMENT



<u>Mayor</u>

John Noak

Clerk

Dr. Bernice E. Holloway

**Trustees** 

Linda S. Palmiter Josc (Joe) Chavez Brian A. Clancy Sr. Dave Richards Sue A. Micklevitz Ken Griffin

Village Manager Steve Gulden September 3, 2014

Mr. Eric Fasbender
Will County Land Use Dept.
Resource Recovery & Energy Division
58 E. Clinton St., Suite 500
Joliet, IL 60432

**Re:** Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

On behalf of The Village of Romeoville, please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties in this area and throughout the county.

We fully support Will County's efforts in the revitalization/redevelopment efforts in The Village of Romeoville and throughout Will County, and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

The Village of Romeoville's motto is Where Community Matters. In our economic development efforts we strive to be "A Community of Partners." We partner with developers, business owners, and other government agencies to foster growth and development throughout the community. Nowhere is this needed more than former industrial sites. The challenges that brownfield development brings can only be overcome by a strong partnership such as we have with Will County. This funding will help make sure these difficult sites receive the attention they deserve.

In order to aid Will County in it's the efforts, Romeoville will provide meeting space, help with outreach to community and private owners, and staff time if needed. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievement of its revitalization/redevelopment assessment efforts in Romeoville are met. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact Nathan Darga at 815-886-5033 or ndarga@romeoville.org if you require further information in support of this grant.

Sincerely

Steve Gulden Village Manager



Vivian E. Covington MAYOR

Dorothy R. Jones VILLAGE CLERK

#### **BOARD OF TRUSTEES**

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Devon Dilworth
VILLAGE TREASURER

Lafayette Linear VILLAGE MANAGER

### University Park

November 25, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

On behalf of the Village of University Park, please accept this letter of support and commitment for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties that includes University Park and throughout the county as well.

We fully support Will County's efforts in the revitalization/redevelopment efforts within our neighborhoods as well as other communities located within Will County, and hope that letter of support will aid the application in receiving every possible consideration for EPA Brownfields Assessment funds.

As part of our comprehensive plan, the Village of University Park is committed to mitigate any adverse effects on quality of life issues due to past developments within the Village. We strongly embrace new development as we also recognize that existing Brownfields or hazardous sites need to be identified, addressed, and remediated.

In order to assist Will County with its efforts to address these issues, the Village of University Park will provide community outreach services and administrative support. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the revitalization/redevelopment assessment efforts in Village of University Park are met. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact me at <a href="mailto:vcovington@university-park-il.com">vcovington@university-park-il.com</a> if you require further information.

Sincerely.

Vivian L. Covington

Mayor

Village Hall • 698 Burnham Drive • University Park, Illinois 60484-2708 (708) 534-6451 • Fax (708) 534-3430 • Website: www.university-park-il.com

#### COMMUNITY & ECONOMIC DEVELOPMENT PLANNING DIVISION KENDATL JACKSON

DIRECTOR (815) 724-4050 (815) 724-4056 FAX



August. 19, 2014

150 WEST JEFFERSON STREET JOLIET, ILLINOIS 60432-4158

Mr. Eric Fasbender
Will County Land Use Dept.
Resource Recovery & Energy Division
58 E. Clinton St., Suite 500
Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

On behalf of the City of Joliet, please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties in this area and throughout the county.

We fully support Will County's efforts in the revitalization/redevelopment efforts in Joliet and throughout Will County, and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

Our goals for Brownfield revitalization/redevelopment are to identify, prioritize, and find productive uses for impacted sites, protection of public health, a cleaner environment, tax base enhancement, job creation and retention, and stronger neighborhoods.

Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievement of its revitalization/redevelopment assessment efforts in Joliet are met. Joliet can provide in-kind assistance by making meeting space available, community and stakeholder outreach, and staff time. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact me at kjackson@jolietcity.org if you require further information in support of this grant.

Sincerely.

Kendall B. Jackson Planning Director

#### **City of Wilmington**



1165 S. Water Street ■ Wilmington, Illinois 60481-1633 ■ Phone: 815-476-2175 ■ Fax: 815-476-2276 www.wilmington-il.com

August 4, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum

Assessment Grant Application

Dear Mr. Fasbender:

On behalf of the City of Wilmington\_please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties in this area and throughout the county.

We fully support Will County's efforts in the revitalization/redevelopment efforts in the City of Wilmington and throughout Will County, and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

The City of Wilmington's vision is to use best management practices to repurpose land and/or building structures which have environmental challenges as it relates to Brownfield redevelopment and with Will County receiving funding would greatly assist Wilmington in its assessment and redevelopment plans for its Brownfield sites throughout the City.

In order to aid Will County in its the efforts the City of Wilmington will provide meeting space, help with outreach to community and private owners, staff time, materials and historic property use data. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievements of its revitalization/redevelopment assessment efforts in the City of Wilmington are met. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact me at Tony Graff, City Administrator, at 815-476-2175 ext 232 or tgraff@wilmington-il.com if you require further information in support of this grant.

Sincerely,

Tony Graff

City Administrator



311 STATE CAPITOL SPRINGFIELD, IL 62706 (217) 782-8800 (217) 557-6006 (FAX)

#### PAT McGUIRE

July 15, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton Street, Suite 500 Joliet, IL 60432

Will County EPA Brownfield Community Wide Hazardous Substances and RE:

Petroleum Assessment Grant Application

Dear Mr. Fasbender:

Please accept this letter of support for Will County's competitive grant application for an EPA Brownfields Community Wide Assessment Grant. I understand that Will County has requested funds to assess potential hazardous substance and/or petroleum productimpacted properties throughout the County. I hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

I am particularly interested in the Will County Land Use Department receiving this grant in order to assess potential hazardous substance and/or petroleum product-impacted properties at the former Joliet Correctional Center and U.S. Steel site on Collins Street in Joliet. These properties are the focus on the work of the Collins Street Task Force of which I am the co-chair.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact me at (815) 207-4445 if you require further information in support of this grant.

Sincerely,

Pat Ma Grune

Pat McGuire State Senator, District 43 COMMITTEE'S

TRANSPORTATION



SPRINGFIELD OFFICE: 292-S STRATTON BUILDING SPRINGFIELD, ILLINOIS 62706 217/782-8090 217/782-0952 (FAX)

#### LAWRENCE 'LARRY' M. WALSH, JR.

STATE REPRESENTATIVE · 86TH DISTRICT

ILLINOIS HOUSE OF REPRESENTATIVES statereplarrywalshir@gmail.com

COMMITTEE'S
CITIES & VILLAGES
SMALL BUSINESS - VICE CHAIR
BUSINESS GROWTH & INCENTIVES

July 21, 2014

**ECONOMIC DEVELOPMENT-VICE CHAIR** 

GENERAL SERVICES-APPROPRIATIONS

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

I am writing to express my support of Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. I understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties throughout the County.

This grant is of particular interest to my district that I represent. Awarding this grant to Will County Land Use Department would allow assess to potential hazardous substance and/or petroleum product-impacted properties at the former Joliet Correctional Center and U.S. Steel site on Collins Street in Joliet. These properties are the focus of the Collins Street Task Force of which I am a co-chair. This would greatly assist the task force in achieving its goals for redevelopment and revitalization of the Collins St. Area.

Furthermore, I will continue to work with Will County, assisting in any way possible, to ensure that the achievement of its revitalization/redevelopment assessment efforts along the Collins St. corridor are met as this is a vitally important project for our Community.

Thank you for pursuing this grant application.

Sincerely,

State Representative

86th District

### THE BOARD OF COMMISSIONERS TONI PRECKWINKLE

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### COOK COUNTY BUREAU OF ECONOMIC DEVELOPMENT

#### HERMAN BREWER BUREAU CHIEF

George W. Dunne Cook County Office Building 69 W. Washington, Suite 3008 Chicago, Illinois 60602-3134 TEL: (312) 603-1077 FAX: (312) 603-9725

December 25, 2014

Mr. Eric Fasbender Will County Land Use Department 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Letter of Support from Chicago Metro Metal Consortium

EPA Hazardous Substance and Petroleum Brownfield Grant Application

Dear Mr. Fasbender:

On behalf of the Chicago Metro Metal Consortium (CMMC), I am writing to offer our support for Will County's application for a \$400,000 Community Wide Assessment Grant. An important objective of this application is to aid in the redevelopment and revitalization efforts of municipal communities, including local business in both the commercial and manufacturing sectors within the County.

The County will primarily be assisting in the revitalization and redevelopment of brownfield sites in a number of municipal communities, including the following target areas: City of Joliet, City of Wilmington, Village of Romeoville and Village of University Park. In Joliet, an area facing industrial decline over the last several decades, the need for redevelopment and increased economic activity is significant. An EPA Assessment Grant would provide opportunities for economic development and revitalization, while also increasing the health and quality of life of residents.

The Chicago Metro Metal Consortium is committed to supporting the metal manufacturing sector in the region. A recipient of the U.S. Department of Commerce's 'Investing in Manufacturing Communities Partnership' (IMCP) designation in 2014, CMMC brings together more than 60 organizations in the region to make investments in and grow the metal manufacturing sector and strengthen the area's competitiveness in the global economy. CMMC supports the redevelopment of brownfield sites to strengthen the economic competitiveness of the region and, potentially, support new manufacturing sites.

We fully support Will County's efforts, and we hope that this letter will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds. Please feel free to contact me at (312) 603-1077 or <a href="https://example.com/Herman.Brewer@cookcountyil.gov">Herman.Brewer@cookcountyil.gov</a> if you require further information in support of this grant.

Sincerely,

Herman Brewer

August 28, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum

Assessment Grant Application

Dear Mr. Fasbender:

On behalf of Will County Center for Economic Development (CED) please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties throughout the county.

The CED is a private nonprofit economic development corporation formed in 1981 whose mission is to facilitate existing business expansion and new business recruitment to Will County. To that end we provide a wide variety of services and programs including site and building searches, demographic and labor market information, infrastructure analysis and business incentives. Part of our program is to foster the re-use of older industrial sites and bring them back into production. The Community Wide Assessment project will help us identify these redevelopment opportunities.

.....

As a part of our support for this initiative, the CED will assist in community outreach activities including business and property owners, research materials, meeting space and staff time devoted to the effort. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievement of its revitalization/redevelopment assessment efforts throughout the County are met. We look forward to working in partnership with Will County on this very important project.

Again, the CED fully supports this application for an Assessment Grant. It will be a valuable tool for us as we continue in our development and redevelopment efforts. Please feel free to contact me at (815) 774-6060 or <a href="mailto:john.greuling@willcountyced.com">john.greuling@willcountyced.com</a> if you require further information in support of this grant.

Sincerely.

Tohn Greuling C
President & CEO



# Forest Preserve District

### OF WILL COUNTY

17540 W. Laraway Road / Joliet, IL 60433 815.727.8700 / fax 815.722.3608 ReconnectWithNature.org DONALD GOULD, President
JOSEPH M. BABICH, Vice President
JUDY OGALLA, Secretary
STEPHEN M. WILHELMI, Treasurer
MARCELLA M. DEMAURO, Executive Director

**SENT VIA E-MAIL** 

Bringing People and Nature Together

September 5, 2014

Mr. Eric Fasbender
Will County Land Use Department
Resource Recovery & Energy Division
58 E. Clinton St., Suite 500
Joliet, IL 60432

Re:

Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant

Application

Dear Mr. Fasbender:

On behalf of the Forest Preserve District of Will County (District), please accept this letter of support for Will County's (County) competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that the County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties throughout Will County. We fully support the County's efforts to revitalize/redevelop Brownfields sites and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

The District's mission is to protect, conserve, enhance, and promote Will County's natural heritage for the educational, recreational, and environmental benefit of present and future generations. Receipt of the Brownfield grant by the County will not only assist the District in furthering its mission, it also supports the District and County's shared vision of enriching the quality of life for all Will County residents without regard to locality through the assessment/redevelopment of blighted and underutilized Brownfields sites.

To aid the County in its efforts, the District will provide meeting space. We look forward to working in partnership with the County on this vitally important project.

Thank you for pursuing this grant application. Please feel free to contact me at 815-722-5985 or <a href="mailto:mdemauro@fpdwc.org">mdemauro@fpdwc.org</a> if you require further information in support of this grant.

Sincerely,

Marcella M. DeMauro Executive Director



Michael P. Collins

Michelle Gibas
VILLAGE CLERK

TRUSTEES
Margie Bonuchi
Paul Fay
Bill Lamb
Garrett M. Peck
James Racich
Dan Rippy

#### August 19, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

# Re: Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

On behalf of Village of Plainfield, please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties in this area and throughout the county.

We fully support Will County's efforts in the revitalization/redevelopment efforts in Village of Plainfield and throughout Will County, and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

The Village of Plainfield is committed as part of its Comprehensive Plan to minimize any adverse impact on the Village's quality of life as a result of impacts from development in the Village. While the Village strongly embraces new light industrial development, it also recognizes that any existing brownfields or hazardous sites need to be remediated.

In order to aid Will County in its the efforts, the Village of Plainfield will provide any necessary assistance in outreach and promoting this future county program. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievement of its revitalization/redevelopment assessment efforts in Village of Plainfield are met. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community.

Please feel free to contact me or the Village Planner, Michael S. Garrigan at (815) 439-2825 or mgarrigan@goplainfield.com if you require further information in support of this grant.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

Michael P. Collins Village President



# VILLAGE of CRETE

524 WEST EXCHANGE STREET • P.O. BOX 337 • CRETE, ILLINOIS 60417 (708) 672-5431 • FAX: (708) 672-3920 www.villageofcrete.org

VILLAGE PRESIDENT MICHAEL S. EINHORN VILLAGE CLERK
DEBORAH S. BACHERT

August 6, 2014

Mr. Eric Fasbender Will County Land Use Dept. Resource Recovery & Energy Division 58 E. Clinton St., Suite 500 Joliet, IL 60432

**Re:** Will County EPA Brownfield Community Wide Hazardous Substances and Petroleum Assessment Grant Application

Dear Mr. Fasbender:

On behalf of the Village of Crete, please accept this letter of support for Will County's competitive Brownfield grant application for an EPA Brownfields Community Wide Assessment Grant. We understand that Will County has requested funds to assess potential hazardous substance and/or petroleum product-impacted properties in this area and throughout the county.

We fully support Will County's efforts in the revitalization/redevelopment efforts in the Village of Crete and throughout Will County, and hope that this letter of support will aid your application in receiving every possible consideration for EPA Brownfields Assessment funds.

The Village of Crete has at least two properties that have Brownfield issues that this program could address with an eye on eventual remediation if it was found to be necessary.

In order to aid Will County in it's the efforts the Village of Crete will provide meeting space, help with outreach to community and private owners, and staff time. Further, we will continue to work with Will County, assisting in any way possible, to ensure that the achievements of its revitalization/redevelopment assessment efforts in the Village of Crete are met. We look forward to working in partnership with Will County in the future on this vitally important project.

Thank you for pursuing this grant application on behalf of our community. Please feel free to contact me at (708) 672-5431 if you require further information in support of this grant.

Sincerely,

DEAN GAFFNEY

Michael Einhorn

President, Village of Crete

### ATTACHMENT 5

DOCUMENTATION INDICATING LEVERAGED FUNDS



# College of Engineering Center for Hazardous Substance Research

Eric Fasbender November 1, 2014
Environmental Enforcement Officer, IEPA Certified Inspector
Will County Land Use Dept. – Resource Recovery & Energy Division
58 E. Clinton St., Suite 500
Joliet, IL 60432

Subject:

Letter of Commitment - Technical Assistance to Brownfields (TAB) Program

EPA Hazardous Substance and Petroleum Brownfield Grant Application

Dear Mr. Fasbender,

The TAB program is pleased to provide this letter documenting our partnership with Will County regarding the County's application for a \$400,000 Community Wide Assessment Grant split between petroleum \$200,000 and hazardous substances \$200,000. Last April, the TAB Program at Kansas State University spoke extensively with the Will County Land Use Department regarding the County's planning efforts around its grant application. This letter outlines the follow on activities under development to further the County's brownfields redevelopment efforts.

TAB will work with the County to assist with community engagement, outreach and education for the following Will County municipalities engaged in brownfield redevelopment and representing the grant target areas: City of Joliet, City of Wilmington, Village of Romeoville and Village of University Park. Specifically, TAB will assist with developing and hosting up to two community meetings designed to inform, gain support and solicit site reuse options from the members in the target community areas. During the meetings, information will also be provided regarding the benefits and market drivers of possible site re-use strategies including those strategies with a focus on sustainability such as urban agriculture and solar photo voltaic installations for distributed generation.

TAB will also assist Will County with grant implementation by providing additional technical support on an as needed basis i.e. to review and interpret technical reports as needed or to review requests for proposal (RFPs) drafted by Will County to subcontract with qualified environmental professionals. Based on the last four years of partnering with other entities, we anticipate that the community meetings and additional technical support will constitute approximately \$5,000 of leveraged effort and that TAB will expend up to approximately \$5,000 per year on technical assistance for the County overall.

We wish you luck on your proposal and with your Brownfields Redevelopment efforts in general.

Sincerely,

Blase A. Leven

TAB Program Coordinator

lase O. Riven